



Estate Agents and Solicitors

87/58, Pennywell Gardens, Edinburgh, EH4 4TF

Tastefully Presented, Two-Bedroom, 15th-Floor Flat, with Private Balcony

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Property Description

Tastefully presented, two-bedroom, 15th-floor flat, with a private balcony and exceptional panoramic views. Forming part of an established residential development, located in the Muirhouse area, just north west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

With views across the Forth to Fife, the Forth Crossings, and a superb city skyline view of Edinburgh and its iconic landmarks. Features include a fitted kitchen with appliances, contemporary flooring, gas central heating, double glazing and good storage provision.

Additionally, there is an active residents' association with concierge service, well-kept communal spaces, a shared drying area, a secured entry system, and on-street residential parking.

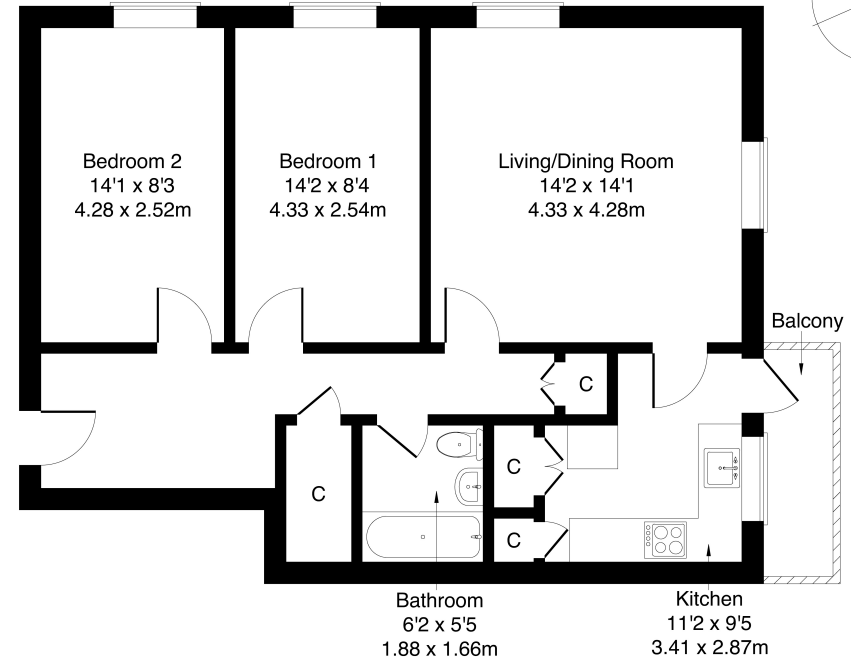
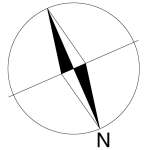
An entrance hall provides access to all rooms within the property, offering convenient and functional living. The living room is finished with carpeted flooring and features two large windows, allowing plenty of natural light to fill the space. Just off the living room, the kitchen is fitted with worktops and a tiled-effect splashback, along with a stainless steel sink with drainer, a cooker with gas hob, and a washing machine, while also providing direct access to the balcony with exceptional views.

Bedroom one is finished with wood-effect flooring, while bedroom two benefits from carpeted flooring. Completing the property is a three-piece bathroom suite with an electric shower over the bath.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)

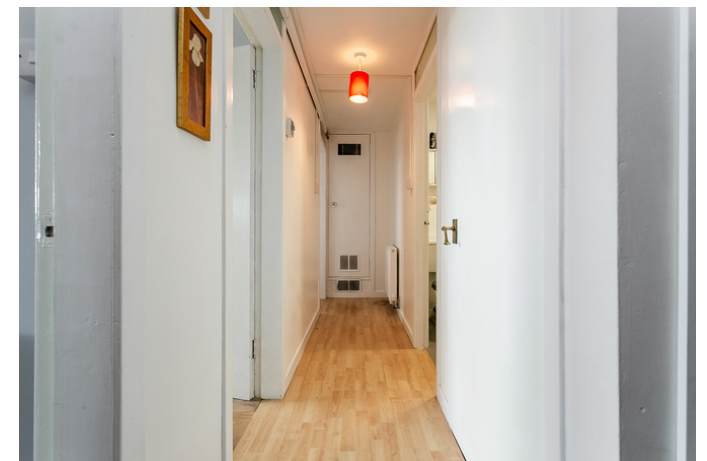


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Muirhouse is located northwest of Edinburgh city centre and is a well-established residential neighbourhood. It offers convenient access to a variety of local amenities. Everyday shopping needs are met by stores on Silverknowes Road, while larger retail options including a Morrisons supermarket and PureGym are easily reachable in Granton. Craighleith Retail Park is also nearby, featuring popular high-street brands such as

Sainsbury's, Marks & Spencer, and Homebase. Leisure facilities include Ainslie Park Leisure Centre with a swimming pool and fitness suite. Outdoor enthusiasts can enjoy scenic walks along the Cramond shoreline and Gipsy Brae. The area is well served by frequent bus services connecting via Ferry Road to different parts of the city.





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