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3b Muirhouse Place East, Muirhouse, Edinburgh, EH4 4PN

Well Proportioned, Two-Bedroom, Ground Floor Garden Flat

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Property Description

Well proportioned, two-bedroom, south-facing ground floor garden flat, with two private garden plots. The property is located within a quiet and leafy cul-de-sac, in the popular Muirhouse area, northwest of Edinburgh city centre.

Comprises: an entrance hallway, living room, kitchen, two double bedrooms, and a shower room.

With features including gas central heating (boiler serviced in Aug 2021, warranty valid until Aug 2022), double glazing, good storage provision, and a secured entry system, the property would also benefit from some modernisation. Externally, there are private garden plots to the front and side with tall perimeter privacy hedging, whilst enclosed to the rear is a well maintained shared green and a drying yard.

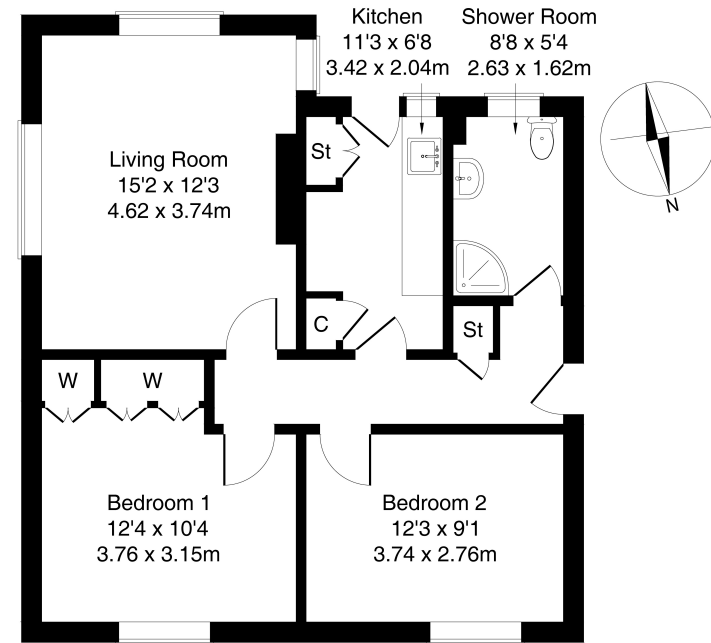
The hallway gives access throughout and features a built-in store cupboard and the entry system handset. Set to the front is a triple-aspect public room featuring a gas fireplace, pendant light fitting and carpeted flooring.

The kitchen is also set to the front and features two built-in store cupboards and a patio door leading out to the garden. There are currently fitted units, a worktop, a stainless steel sink with drainer, and a tiled surround.

Bedroom one is set to the rear with a leafy view onto the extensive shared green, and features built-in wardrobes, radiator, pendant light fitting and carpeted flooring. The second double bedroom is also set to the rear and includes a radiator, pendant light fitting and carpeted flooring. A bright shower room has a front-facing window and is fitted with a two-piece suite and a corner cubicle with a mains mixer shower, tiled splash walls, and a radiator.

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Approximate Gross Internal Area: (657 sq ft - 61 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 an established residential area situated to the north-west of Edinburgh City Centre and offers a selection of local amenities, with shops available on Silverknowes Road, with a large Morrisons and PureGym within easy access in nearby Granton. Also within close proximity is Craighleith Retail Park, which offers a wide choice of high-street stores,

including a Sainsbury's, Marks & Spencer, and Homebase. The Ainslie Park Leisure Centre offers a variety of recreational activities, including a fitness suite and swimming pool, whilst the Cramond shoreline and Gipsy Brae offer outdoor spaces. There are good public transport links to all parts of the city running along Ferry Road.





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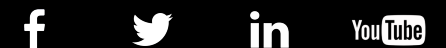
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