



## 87/71 Pennywell Gardens, Edinburgh, EH4 4TF

Two-Bedroom, Dual-Aspect, 18th-Floor Flat with Private Balcony & Panoramic Views

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# Property Description

Bright and tastefully presented, two-bedroom, dual aspect, 18th-floor flat, with breathtaking panoramic views from its wraparound balcony. 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 shower room.

This rarely available opportunity has views across the Forth to Fife, and skyline views to the Forth Crossing and down to East Lothian, and includes an allocated carport.

Features include a fitted kitchen with appliances, contemporary flooring, gas central heating, double glazing and good storage provision. In addition, there is an active residents' association with concierge service, well-kept communal spaces, shared drying area, secured entry system, and on-street residential parking.

A welcoming entrance affords access throughout the property, including two convenient storage cupboards. The corner-set living room is bright and spacious, featuring matching laminate flooring that flows through from the hall, while it enjoys a dual-aspect position that fills the living space with natural light throughout the day. Set off the lounge, the kitchen opens onto a full-length, wraparound balcony—an ideal spot to relax and take in the stunning views over the city and beyond. The kitchen itself is fitted with stone-effect worktops, an integrated oven and hob, with freestanding appliances including a washing machine and fridge/freezer.

Both double bedrooms are well-sized, positioned side by side, and offer flexibility for various furnishings. Completing the accommodation is a fully tiled shower room with an electric shower.

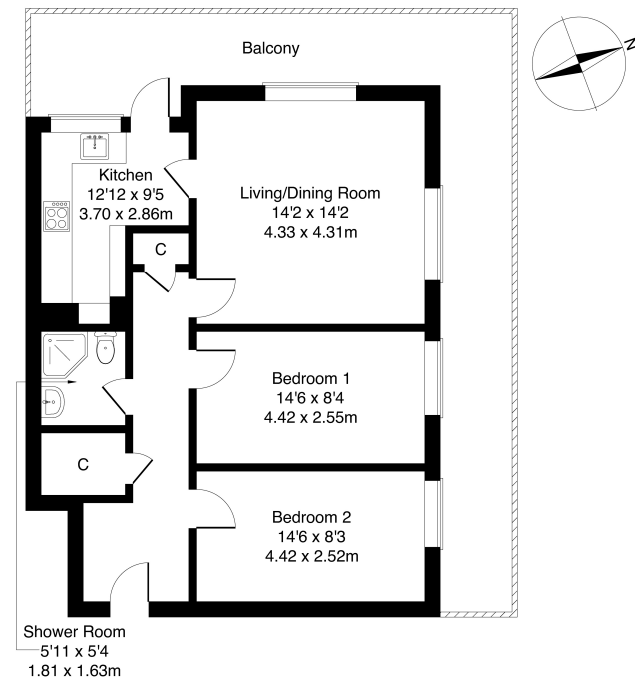
This home represents an excellent opportunity for buyers seeking space, light, and spectacular views, with scope to personalise.

Some items of furniture may also be available for inclusion in the sale by separate negotiation.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



**Eighteen Floor**

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

# Area Description





Located to the northwest of Edinburgh City Centre, Muirhouse is a well-established residential neighbourhood offering convenient access to a range of local amenities. Everyday shopping needs are catered for with nearby stores on Silverknowes Road, while larger retail options, including a Morrisons supermarket and PureGym, are easily accessible in Granton. Residents also benefit from proximity to Craighleith Retail Park, which features a

wide selection of popular high-street brands such as Sainsbury's, Marks & Spencer, and Homebase. Leisure facilities are close at hand with Ainslie Park Leisure Centre, offering a swimming pool and fitness suite, while outdoor enthusiasts can enjoy scenic walks along the Cramond shoreline and Gipsy Brae. The area is well served by public transport, with frequent bus services connecting to various parts of the city via Ferry Road.





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