



5 Heath Walk, Edinburgh, EH4 4UY

Immaculately Presented, Two-Bedroom, Mid-Terrace Home with Gardens & Driveway

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Property Description

This immaculately presented two-bedroom mid-terrace house offers stylish living in a convenient location, with private gardens and a driveway. Part of a modern residential development, conveniently located in the Muirhouse area, northeast of Edinburgh city centre.

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

Highlights include a stylish, fully integrated kitchen, modern bathroom suites, modern flooring including hardwood for the ground floor, and tasteful decor throughout. In addition, there is contemporary lighting, gas central heating, solar panels, double glazing, and good storage provision, including a partially floored loft.

Externally, there is an EV point and a driveway to the front, whilst an enclosed terraced garden to the rear features patios, shrubberies and planting beds.

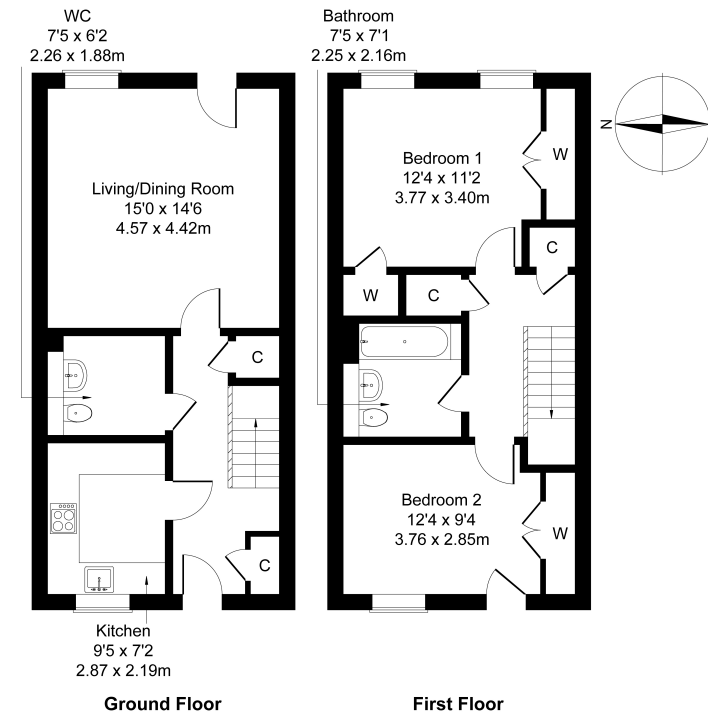
A welcoming entrance affords access to the carpeted staircase, and throughout the ground floor, including two convenient storage cupboards and a large WC with a two-piece suite and storage. To the rear, a bright and spacious living room is finished with tasteful décor and hardwood flooring, offering ample space for dining and direct access to the enclosed rear garden—perfect for entertaining or relaxing outdoors. To the front, a stylish kitchen is fitted with modern units, wood-effect worktops with matching upstands, a sink with a drainer, and an integrated oven, hob, dishwasher, fridge/freezer and washing machine.

Upstairs, the home offers two well-proportioned double bedrooms, each set to opposite aspects and featuring light, neutral décor, carpeting, built-in storage, and plenty of space for additional furnishings. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and tiled flooring.



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Approximate Gross Internal Area: (915 sq ft - 85 sq m.)



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

Area Description

Situated to the northwest of Edinburgh City Centre, Muirhouse is a well-established residential neighbourhood known for its convenient access to a wide range of local amenities. Day-to-day shopping is easily managed with nearby stores along Silverknowes Road, while larger retail options—including a Morrisons supermarket and PureGym—are readily available in nearby Granton. For an even broader selection, Craighleith Retail Park is just a short drive away, offering popular high-street names such as Sainsbury's, Marks & Spencer, and Homebase. Leisure and recreation are

also well catered for, with Ainslie Park Leisure Centre providing a swimming pool and fitness suite. Those who enjoy the outdoors will appreciate the nearby Cramond shoreline and Gipsy Brae, ideal for scenic walks and cycling. Excellent public transport links via Ferry Road ensure easy connectivity to the rest of the city, making Muirhouse a convenient and attractive location for a wide range of residents.





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