



Property Description

Southerly facing and well-proportioned, two-bedroom, 17th-floor flat, with a private balcony and exceptional panoramic views. Forming part of an established residential development, located in the Muirhouse area, just northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom. Featuring views to Edinburgh Castle and the city, the Pentland Hills and to the Forth Crossings.

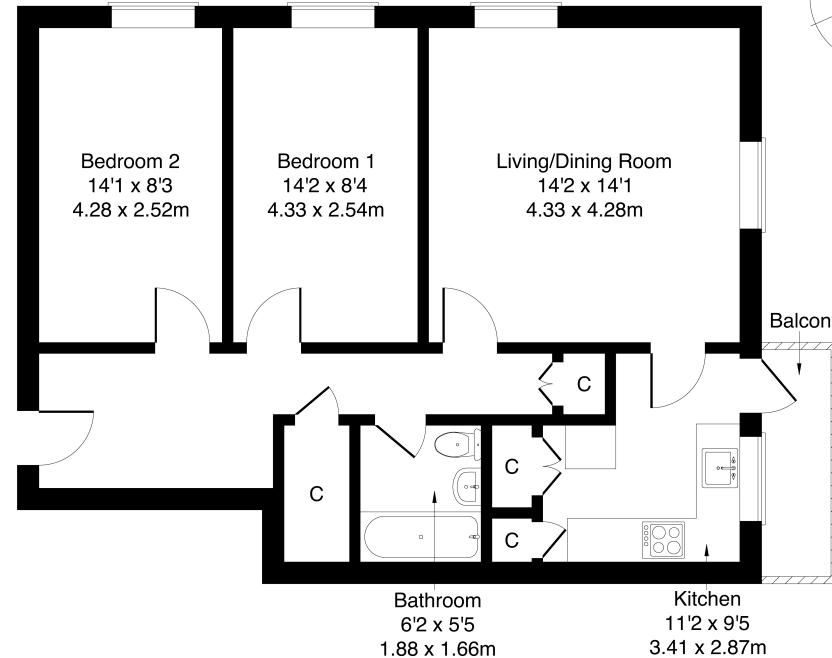
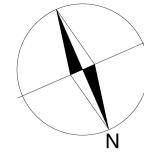
Requiring full refurbishment, the property features good storage, including a walk-in hall store room, a lift service, gas central heating, and a secure entry system.

There is an active residents association and concierge, well-kept and characterful communal spaces, a shared drying area, and ample on-street residential parking, as well as an allocated parking bay.

The entrance leads to all rooms in the home, with a spacious living/dining area providing further access to the kitchen. The kitchen is set off from the living space, creating a convenient layout for entertaining while also offering direct access to a private balcony with exceptional skyline views. Though in need of comprehensive refurbishment, the property presents a highly flexible layout ripe for redesign. Both bedrooms benefit from windows that bring in abundant natural light, and the hallway includes a built-in cupboard ideal for storage. Completing the home is a bathroom fitted with a three-piece suite, including a bath, offering an excellent opportunity for those seeking a full renovation project.



87/68 Pennywell Gardens, Edinburgh, EH4 4TF
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. Craigleath 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 that connect via Ferry Road to various parts of the city.





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