



# Property Description

Light and beautifully presented, two bedroom, mid-terrace home with gardens and a driveway. Located in the popular Muirhouse area, to the northwest of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a family bathroom.

Upgraded throughout, featuring a stylish kitchen and bathroom, contemporary flooring and lighting, and modern decor - ready-to-move-in. In addition, there is gas central heating, double glazing, a floored loft, and a generous garden office/shed with power and lighting.

There is a mono-blocked double driveway to the front, whilst a good-sized landscaped rear garden features a patio deck, and a synthetic turf lawn.

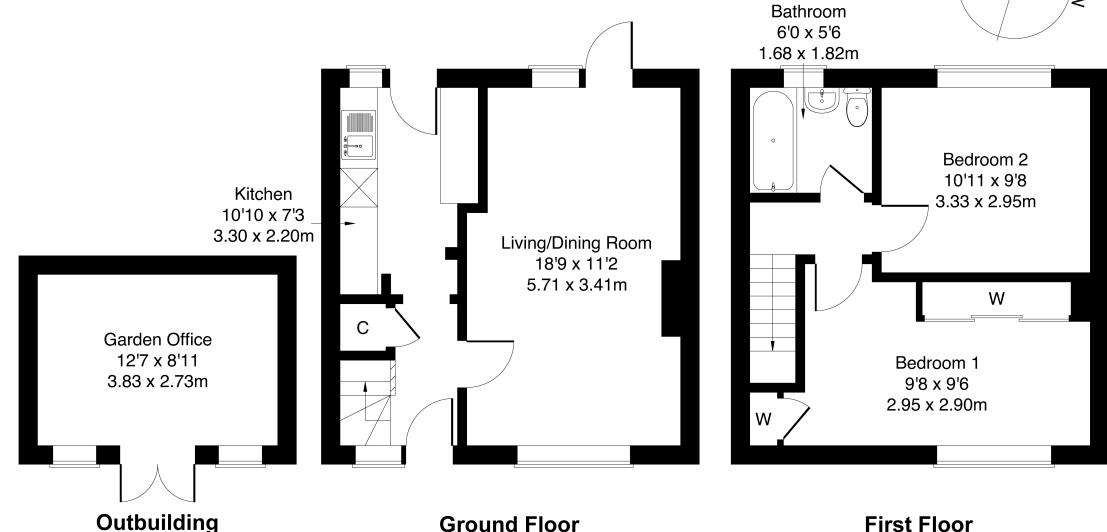
The welcoming entrance hall provides access to all ground-floor rooms, creating a practical and well-connected layout. The spacious living and dining room is a bright and inviting space, enhanced by wood-effect flooring and contemporary spot lighting. There is ample room for both comfortable seating and a dining area, making it ideal for everyday living and entertaining. A wall-mounted TV point adds convenience, while the patio doors allow natural light to flood the room and provide direct access to the rear garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen is finished to a high standard and features stone-effect worktops, wood-effect flooring and a stylish marble-effect splashback surround. Additional highlights include spot lighting, a modern sink with mixer tap and a further door leading out to the rear garden. Integrated appliances include a fridge freezer, washing machine, oven and an induction hob with a canopy extractor above.

On the first floor, bedroom one is a generous double room offering a calm and comfortable retreat. It benefits from soft carpeted flooring, a built-in storage cupboard and a fitted wardrobe with sliding doors, providing excellent storage without compromising space. A central light fitting completes the room. The second bedroom is also carpeted and well proportioned, making it suitable as a guest room, child's bedroom or home office, and further benefits from a wall-mounted TV point. The accommodation is completed by the modern three-piece bathroom, which features stone-effect flooring, tiled and stone-effect splashback surround, spot lighting and an LED mirror. A rainfall showerhead over the bath adds a touch of luxury, creating a stylish and functional space.



## 8 Muirhouse Gardens, Edinburgh, EH4 4SY

Approximate Gross Internal Area: (775 sq ft - 72 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 connecting via Ferry Road to different parts of the city.





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