



## 87/51 Pennywell Gardens, Edinburgh, EH4 4TF

Light & Tastefully Presented, Two-Bedroom, 13th-Floor Flat with Balcony

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# Property Description

Light and tastefully presented, two-bedroom, dual aspect, 13th-floor flat, with a balcony and exceptional panoramic views across north Edinburgh and the Forth. 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 shower room.

Features include a modern fitted kitchen and bathroom, contemporary flooring, gas central heating, double glazing and good storage provision.

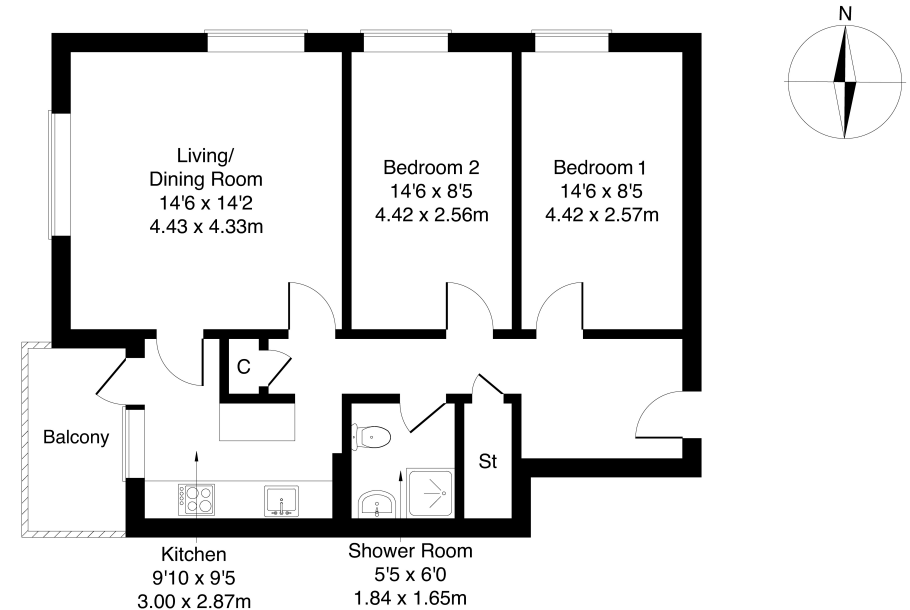
In addition, there is an active residents association and concierge, well-kept communal spaces, a shared drying area, a secured entry system, and on-street residential parking.

A welcoming hallway has a reception entrance with ample space for outerwear and features two built-in store cupboards, including a deep walk-in store. A dual-aspect living and dining room highlights the superb panoramic views and includes contemporary flooring, coving and a central spot-light fitting. A good-sized kitchen is set off the living room and gives further access to the balcony. Fitted units include stone-effect worktops including a breakfast bar, a sink with a drainer, a washing machine, a fridge/freezer and an oven unit with a gas hob.

Two well-proportioned double bedrooms feature modern wood-effect flooring, spotlight fittings and ample space for freestanding storage. Completing the accommodation, the shower room is set internally off the hall, fitted with a contemporary suite including an electric shower unit and a ladder-style radiator.



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Approximate Gross Internal Area: (710 sq ft - 66 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 northwest 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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