

# 14 Grieve Crescent

MUIRHOUSE, EDINBURGH, EH4 4UG



*Spacious Three bedroom End Terraced  
Family home In Drylaw*



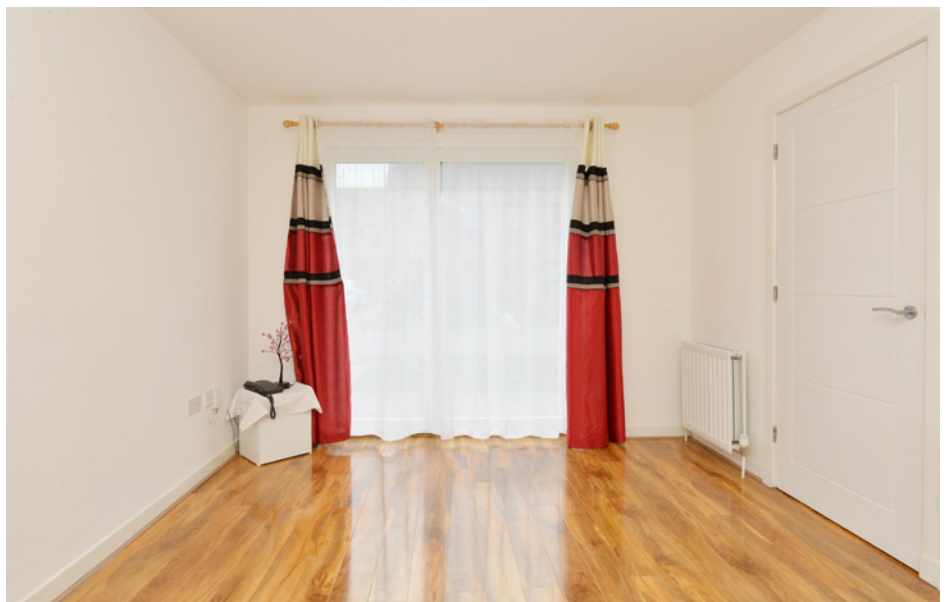
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McEwan Fraser Legal is delighted to present this three-bedroom home, part of the Pennywell Living Urban Union Development, in Drylaw. The property is in walk-in condition. The house has excellent transport links into the city centre.

# THE LOUNGE



Inside, the property comprises of:

- Spacious living area offering various possibilities for furniture arrangements.
- Fully equipped and fitted breakfasting kitchen with excellent storage space providing access to the generous rear garden.



# THE KITCHEN







- One main bathroom which has a shower over the bath and is modern as well as a shower room on the ground level.
- The home has three bedrooms two of which are double and the third is a smaller but spacious single bedroom.
- This property also benefits from having great storage space from the hallway and landing in form of the attic space and outdoor storage in the rear garden.

## THE SHOWER ROOM



# THE BATHROOM





# BEDROOM 1



# BEDROOM 2





# BEDROOM 3





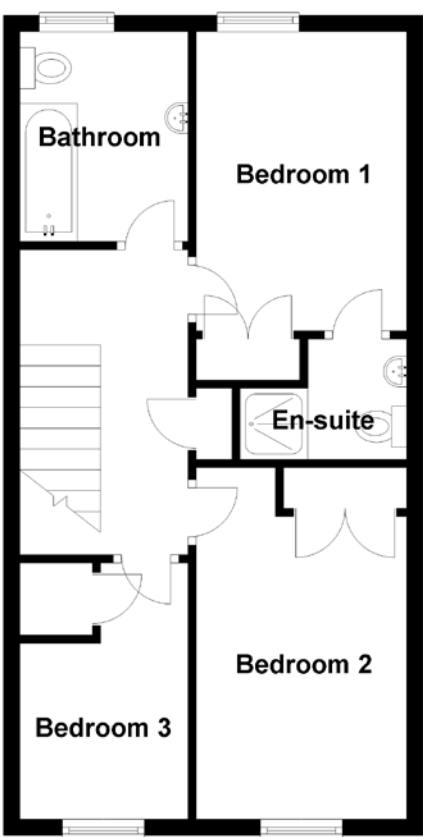
In addition, the property includes a private driveway with parking for one car. This is a rare opportunity to acquire one of these houses which do not come up very often, as such early viewing is recommended.

# EXTERNALS



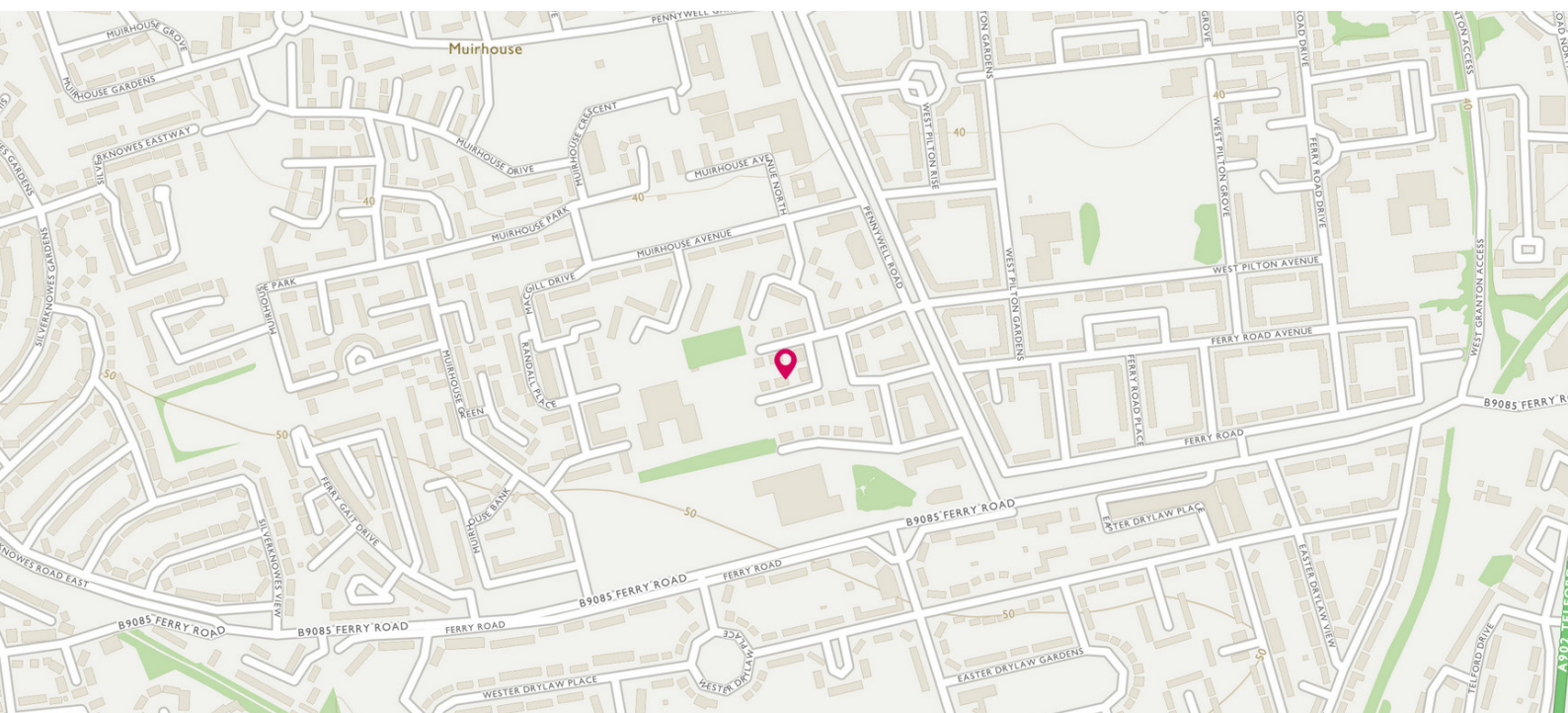


# FLOOR PLAN, DIMENSIONS & MAP



Living Room	4.69m (15'5") x 3.63m (11'11")
Kitchen/Diner	4.71m (15'5") x 2.88m (9'5")
Shower Room	2.33m (7'8") x 1.84m (6')
Bedroom 1	3.65m (12') x 2.58m (8'6")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

The property is well placed for access to all local amenities within the Silverknowes and Davidson's Mains areas. There are excellent local schools within these areas including Davidson's Mains Primary School and the Royal High School.







There are also a variety of popular restaurants, supermarkets, leisure and recreational facilities close by. These include Sainsbury's supermarket at Craigleith retail park as well as some of Edinburgh's golf courses, Silverknowes, Royal Burgess and Turnhouse.

Nearby Silverknowes and Cramond provide lovely walks along the coastline and the beaches of the Firth of Forth.

There are also regular bus services which provide ease of commuting in and around the surrounding areas and to Edinburgh city centre which is a relatively short journey away. Access to the City Bypass is within easy reach which in turn provides access to all major routes in and around the city.



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