

# 23/1 Muirhouse Parkway

MUIRHOUSE, EDINBURGH, EH4 5JG



*STUNNING TWO-BEDROOM  
MODERN APARTMENT*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



---

McEwan Fraser is delighted to present this stunning two-bedroom modern apartment that has been upgraded beyond the builder's original specification. The property enjoys a ground-floor position with private front and rear gardens. Internally, the property is presented in superb condition and represents a fantastic opportunity for some searching for a 'turn-key' property. Benefits include gas central heating, double glazing, a secure entry system, residents' parking, a bike store, well-maintained communal grounds, and the remainder of the original NHBC structural warranty.

Accommodation is focused on a generous open-plan kitchen and living room. The living area is bright, neutrally decorated, and finished with quality laminate flooring. Radiators have been upgraded and there is plenty of space for a dining table and a large suite. A new owner will have plenty of flexibility to create their ideal entertaining space. A door from the living area gives access to the front garden which is enclosed by a mature hedge and boasts a patio. The kitchen enjoys a generous range of contemporary base and wall-mounted units that give plenty of prep and storage space. There are a range of integrated appliances including an induction hob, an electric oven, a fridge freezer, and a dishwasher.

---







Bedroom one is a particularly generous double that has plenty of space for free-standing furniture alongside integrated wardrobes and a stylish en-suite shower room that has underfloor heating.

Bedroom one also has French doors open to the rear patio garden.

Bedroom two is a further double with an integrated wardrobe and it is currently utilised as a stunning home office.





**Bedroom 2**

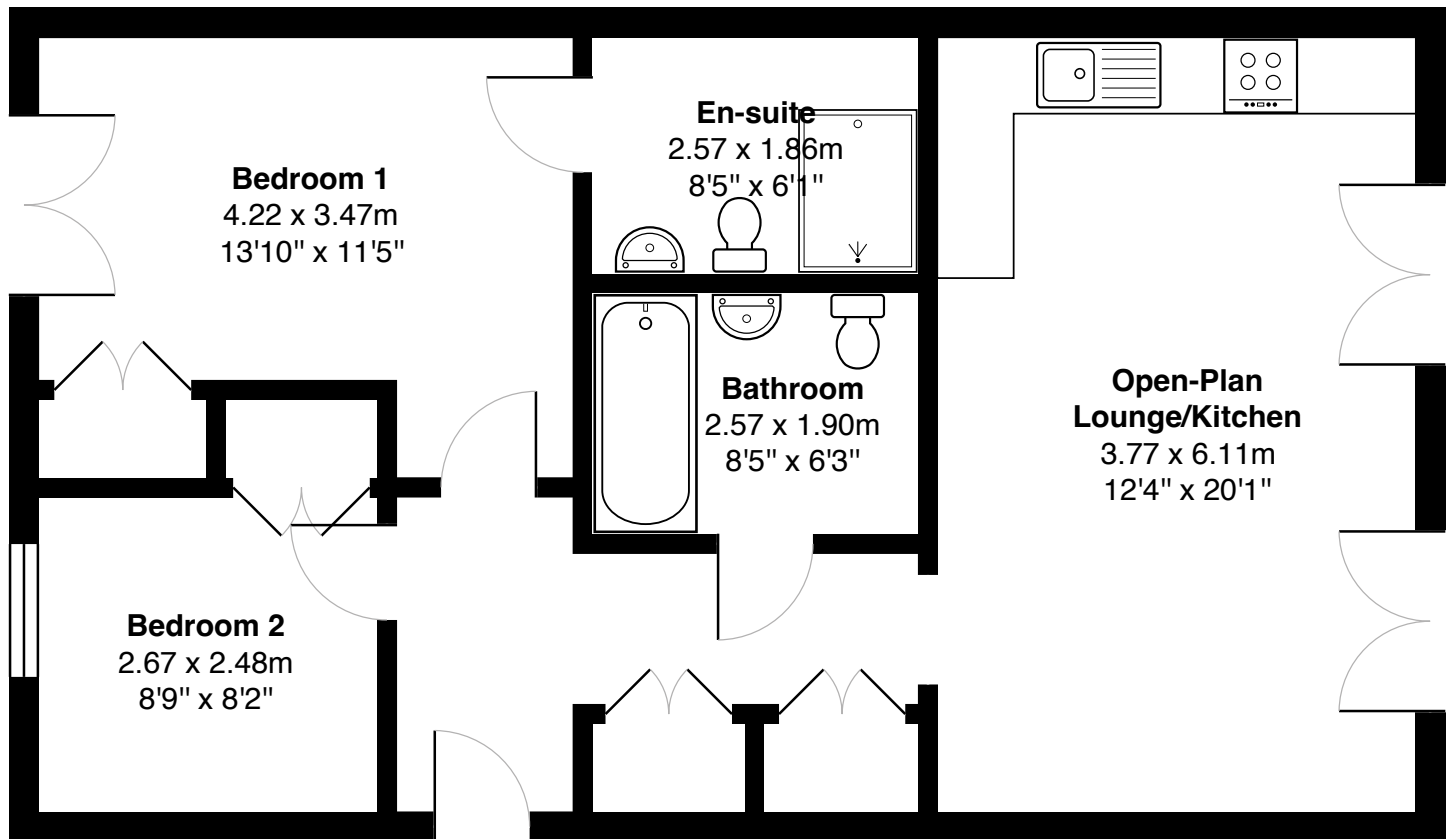




The accommodation is completed by a superb bathroom which enjoys partial tiling, a white three-piece suite, a mains shower over the bath, and underfloor heating. This is a beautiful property and early viewing is recommended.







Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

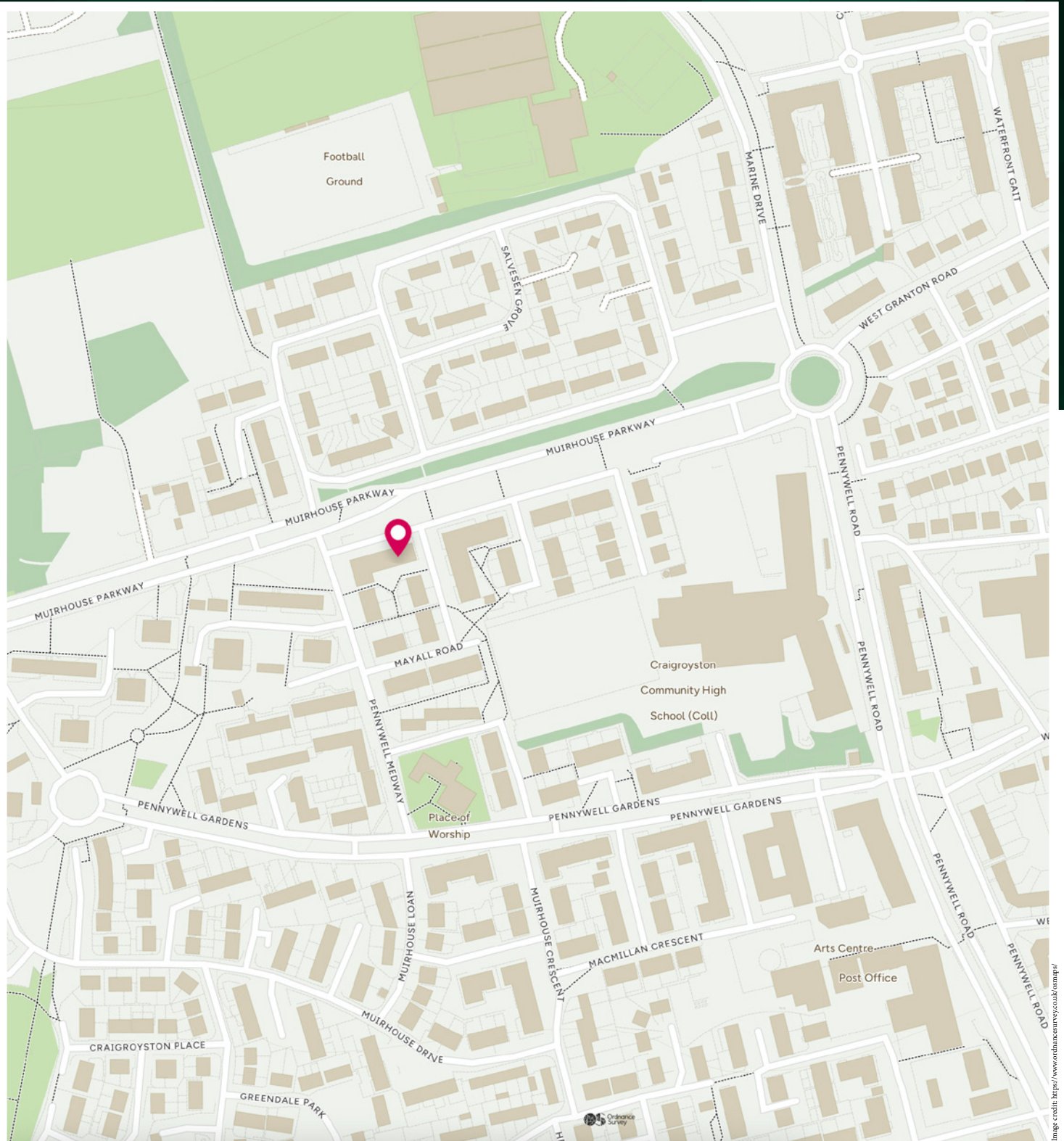
EPC Rating: B

## Floor Plan



Muirhouse is an established residential area convenient to excellent local amenities and within short driving distance of Morrisons supermarket and Craigmyle Retail Park. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include access to the cycle path network, Ainslie Park Leisure Centre, Pure Gym, golf course, local parks and the promenade at nearby Silverknowes offering delightful walks along the Firth of Forth to Cramond Village. A frequent public transport service operates to many parts of the city.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.