

17 Muirhouse Crescent

MUIRHOUSE, EDINBURGH, EH4 4QF



*MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS THREE-BEDROOM SEMI DETACHED
HOUSE IN MUIRHOUSE*



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McEwan Fraser Legal is pleased to present this three-bedroom house, located in a sought-after residential area of Edinburgh. The property is offered in good condition and enjoys convenient access to local amenities, transport links, and schooling.



The internal accommodation comprises a spacious living area benefiting from excellent natural light and direct access to the private rear garden, providing an ideal setting for both relaxation and entertaining.





There is a fully equipped kitchen fitted with a four-ring gas hob and fan oven, offering ample storage and practical workspace.





There are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes, a second bedroom also featuring built-in storage, and a third bedroom with built-in wardrobes, offering flexible use as a guest room or home office.





Bedroom 2





Bedroom 3





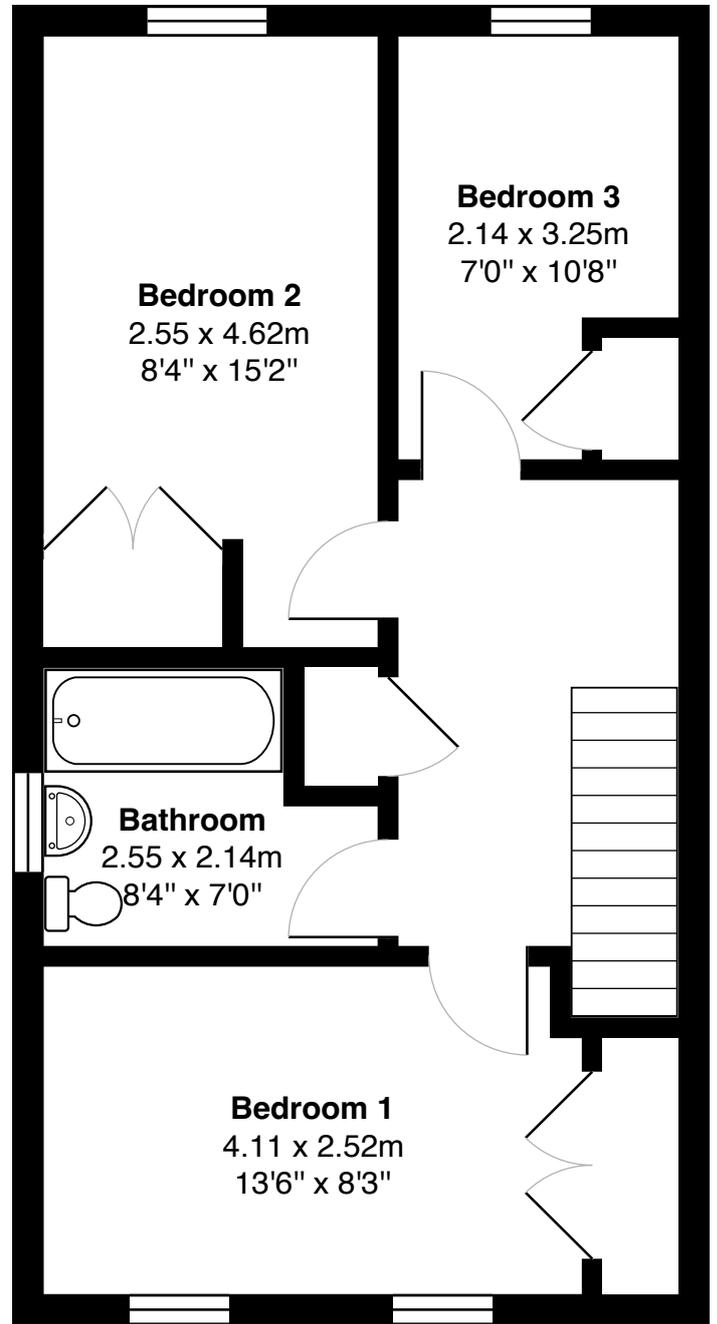
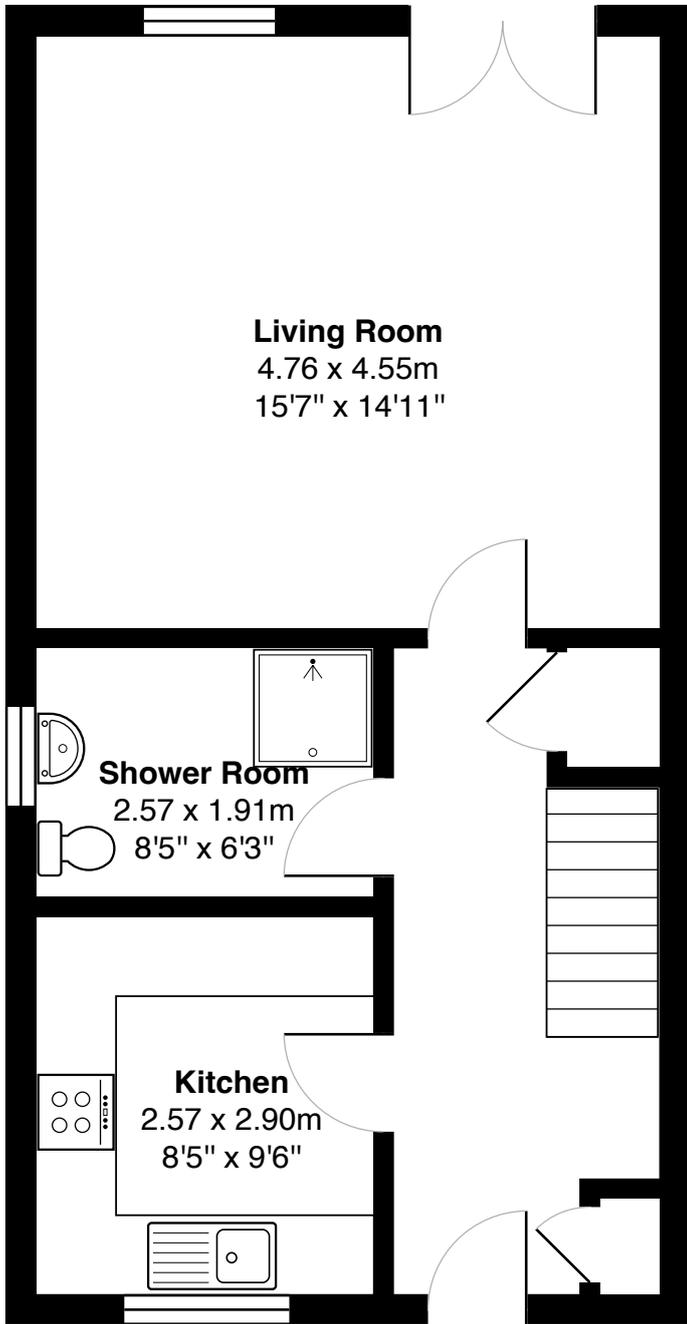
The accommodation includes a modern bathroom, partially finished with tiling, with a mains-powered shower over the bath and a window providing natural light and ventilation.





Additional conveniences include a ground-floor shower room and access to the attic, offering further storage potential.





Gross internal floor area (m²): 92m²

EPC Rating: B



Furthermore, the property benefits from gas central heating via a gas combi boiler, double-glazed windows, a private rear garden, and a driveway providing off-street parking. This represents a rare opportunity to acquire a well-proportioned family home in a popular residential area of Edinburgh.



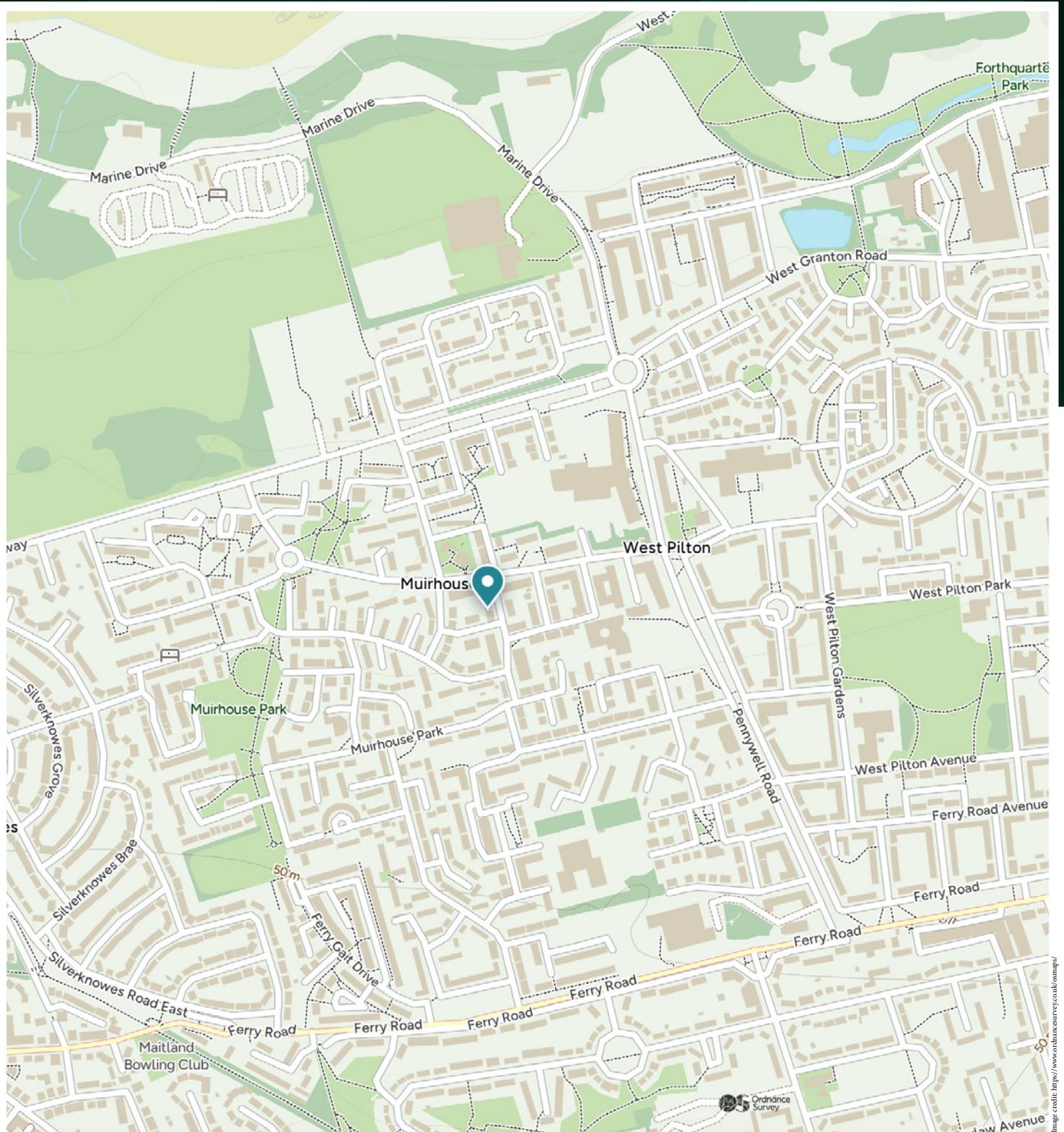


Muirhouse is a well-served residential community offering an excellent selection of everyday amenities. Local shops at Muirhouse Shopping Centre on Pennywell Road provide convenient essentials, while Craighleith Retail Park is nearby, featuring major stores including Sainsbury's, Marks & Spencer, and Homebase.

Recreational facilities abound in the area. Ainslie Park Leisure Centre offers a fitness suite and swimming pool. Nearby, the newly built community centre, North Edinburgh Arts, offers space for art exhibitions, live performances and classes with gardens, a music studio and cafe. The scenic Cramond shoreline along the Firth of Forth provides beautiful coastal walks, and local green spaces such as West Pilton Park are also easily accessible. The location is particularly convenient for families, being within easy walking distance of well-regarded schools, including Craigroyston Primary School and Craigroyston Community High School.

Transport links are exceptional, ensuring effortless connectivity to the city centre and beyond. Numerous bus services operate along Pennywell Road and Ferry Road, with stops at Muirhouse Loan providing direct access to Princes Street and other key destinations via routes including the 37 and 24. For commuters, Edinburgh Park and the wider motorway network are readily accessible.

The Location



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