




McEwan Fraser Legal

Solicitors & Estate Agents

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8E Muirhouse Place West

EDINBURGH, EH4 4PY

Location

“ideally placed for shopping, transport, educational and recreational facilities”



The property is located in the Drylaw area which lies in the north-western district of the city and is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand on Ferry Road which will take you a short fifteen-minute journey into the city centre. Local shops are within walking distance, including the Craighleith Retail Park and a Tesco Metro in Davidson's

Mains, but for those whose needs are greater, a wider range of shops can be found at the city centre which is only a short journey away. Local state and private schools are within walking distance as are many fine recreational facilities within the area. A number of parks and golf courses are nearby and Ainslie Park recreational centre has sports facilities and a swimming pool on offer.

8E Muirhouse Place West

“spacious three bedroom second floor flat”



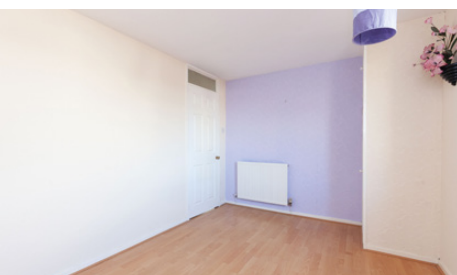
An excellent opportunity has arisen to acquire this spacious three bedroom second floor flat, making for an ideal first-time buyer or Buy-To-Let opportunity and located within the popular Drylaw area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order with scope for some cosmetic upgrades. Briefly consisting of an entrance hallway with two storage cupboards, a bright and spacious lounge overlooking the front and side with feature

fire, a white fully fitted kitchen with integrated gas hob, electric oven and access to a sunny balcony. All three double bedrooms have built-in storage and provide plenty of space for free standing furniture, a white three-piece fully tiled bathroom completes the rooms.

This property further benefits from gas central heating and full double glazing, keeping the property cosy. Externally, there is a communal drying area and more than adequate on-street parking at the front to accommodate residents and visitors alike.





Specifications

Approximate Dimensions
(Taken from the widest point)

Living Room	4.65m (15'3") x 3.75m (12'4")
Kitchen	3.53m (11'7") x 2.03m (6'8")
Bedroom 1	3.74m (12'3") x 3.12m (10'3")
Bedroom 2	3.75m (12'4") x 2.77m (9'1")
Bedroom 3	2.78m (9'1") x 2.51m (8'3")
Bathroom	2.39m (7'10") x 1.62m (5'4")

Gross internal floor area (m²): 69m² | EPC Rating: C

Extras (Included in the Sale): All fixtures, light fittings, fitted floor coverings and appliances.

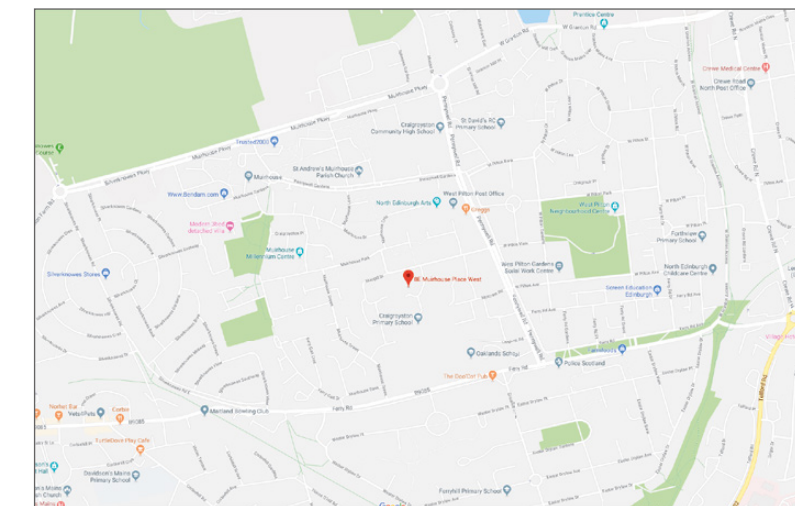
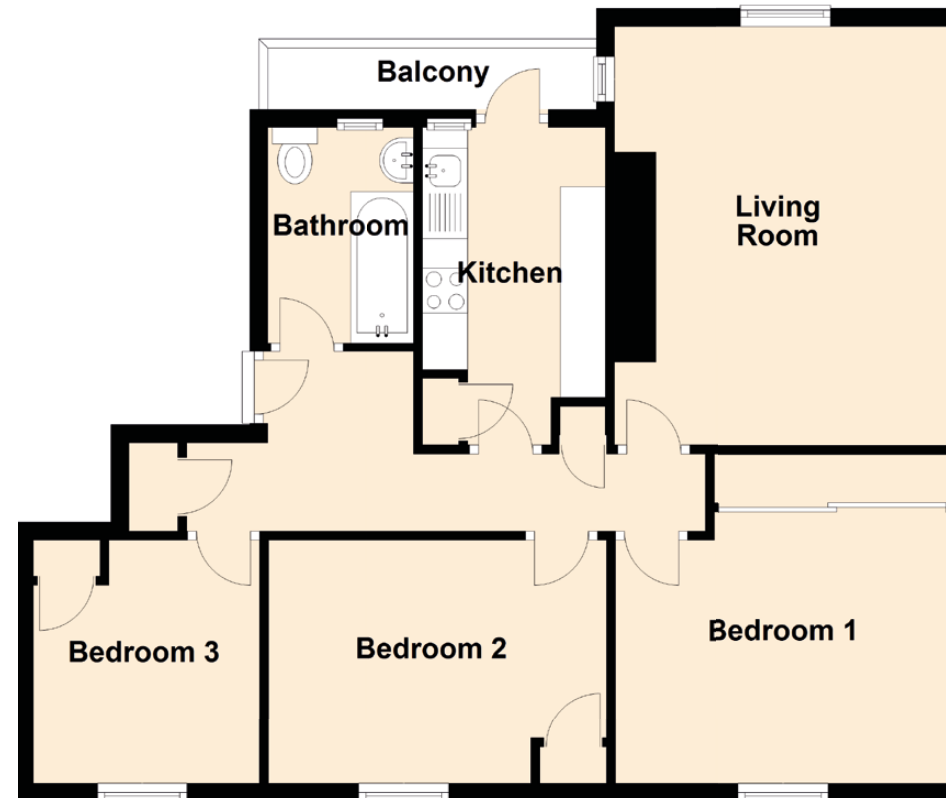


Image credit: <https://www.google.com/maps>



Area: Granton Harbour



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