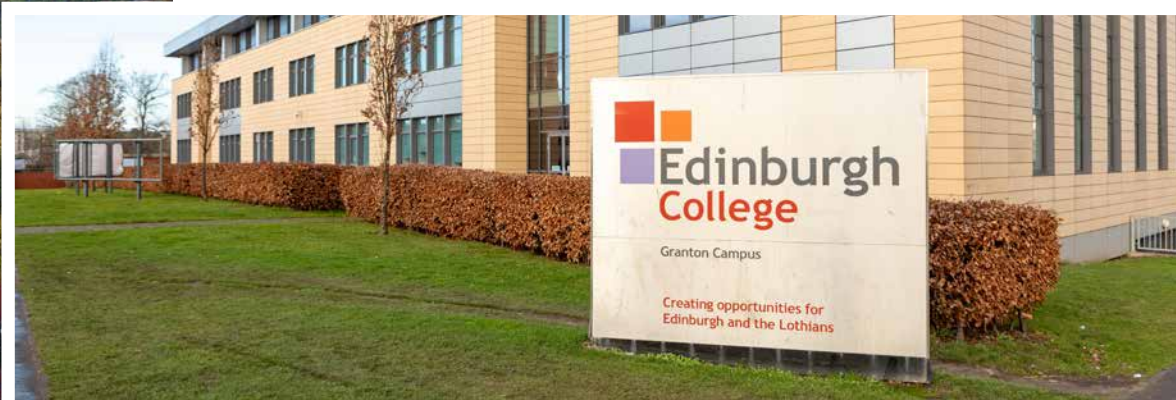





McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

21 Muirhouse Avenue

EDINBURGH, EH4 4PP



Muirhouse forms part of a residential area of the city lying to the north of Ferry Road. Davidson's Mains or Comely Bank offer local shopping facilities, they also provide a full choice of building society, post office, and banking services along with an exceptionally broad choice of shopping facilities. Further facilities nearby include Morrisons store on Ferry Road. Just beyond Comely Bank lies the city centre itself, of course. It is easy to travel in towards Princes

frequent bus services that serve the area. The property is ideally placed for local schools, excellent transport links to Edinburgh's city centre and local shopping, educational and recreational facilities are all within walking distance. Despite being around 13 minutes by car or approximately 16 minutes cycle ride from Princes Street, the sense of being in a more rural setting is even more palpable when taking the scenic route through Stockbridge along The Water of Leith walkway and bicycle routes.



McEwan Fraser Legal is delighted to present this 3 bedroom house in Muirhouse Avenue. This superb family home has been meticulously maintained and presented to a high specification. Internally the accommodation is in excellent decorative order and briefly comprises of a spacious entrance hallway with access to the lounge/diner and kitchen that in turn gives access to the back door to the garden.

The lounge is contemporary and elegant with ample space for dining table or desk. Patio doors from the dining area opens to the gardens. The kitchen offers a range of floor and wall cabinetry in a popular galley style providing plenty of work surface. A door from here opens to the garden.



A carpeted staircase rises to the upper floor with two bedrooms and the family shower room. The main bedroom enjoys a built-in wardrobe with sliding doors. The family shower room is spacious and provides a large, contemporary walk-in shower enclosure with a wet wall finish. A further staircase rises to the attic conversion with an elegantly proportioned bedroom and en-suite toilet and wash-hand basin.

Externally there are ample off-street parking spaces to the front making this home convenient for the commuter as well as stylish. To the rear, the garden is enclosed and is laid mostly to slabs for ease of maintenance whilst shrub borders add interest to this enclosed garden with a contemporary coloured wooden fence.



bedrooms & bathrooms

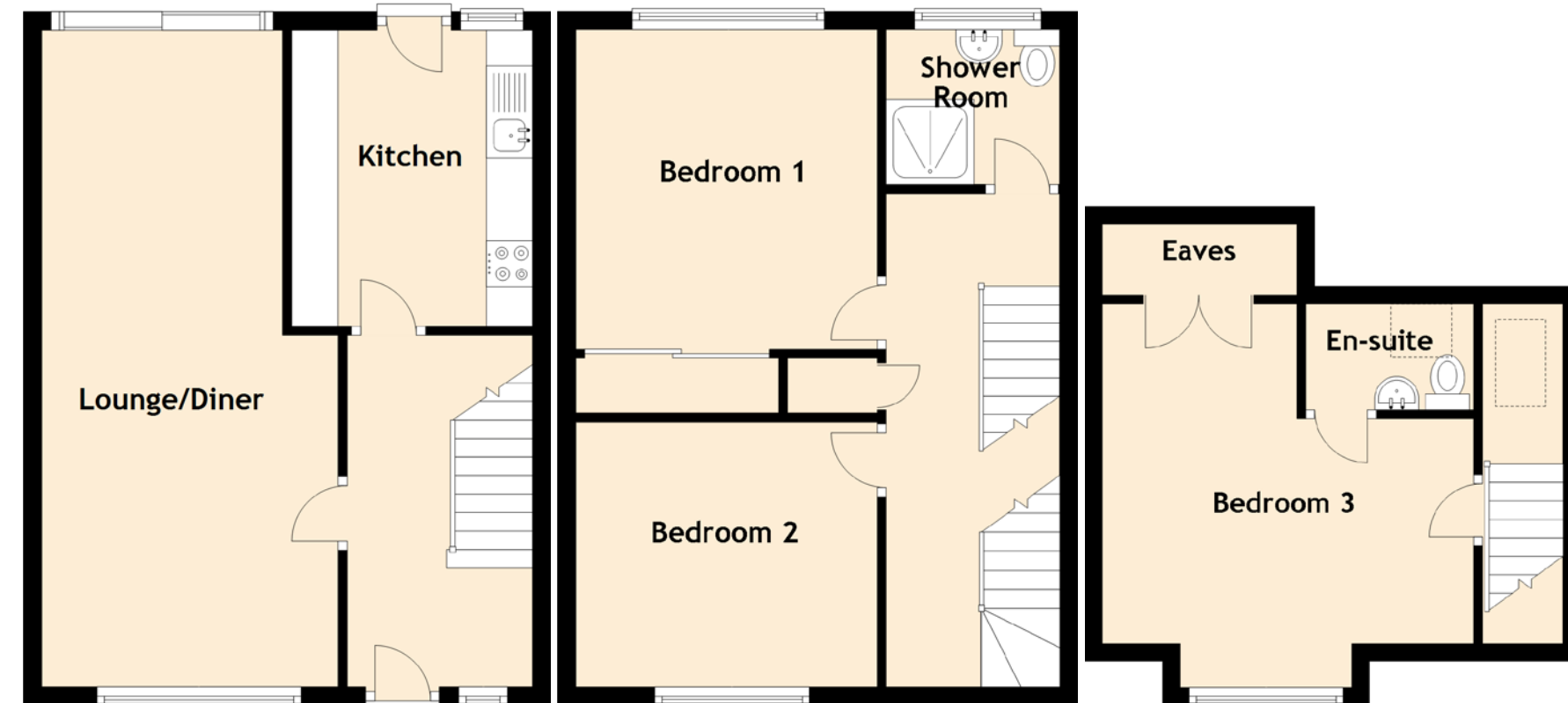


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.10m (23'4") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 2.60m (8'6")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Bedroom 3	4.20m (13'9") x 3.85m (12'7")
En-suite	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m²): 94m²
EPC Rating: D





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**Part
Exchange
Available**

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