

4 Sharp Street

EDINBURGH, EH4 4FP



*SPACIOUS TWO BEDROOM MID TERRACED HOUSE
IN EDINBURGH'S PENNYWELL AREA*



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McEwan Fraser Legal is delighted to present this two-bedroom home in Pennywell. The property is in walk-in condition. The house has excellent transport links into the city centre. Inside, the property comprises of:

- Fully equipped fitted kitchen with excellent storage space
- Spacious living/dining area with direct access to the private rear garden
- Two bedrooms which are both excellent doubles
- One main bathroom which has a shower over the bath and is modern in its finish
- Handy downstairs WC
- Great storage space from the hallway, landing and a partly floored loft

In addition to this, 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.

the lounge









bedroom 1

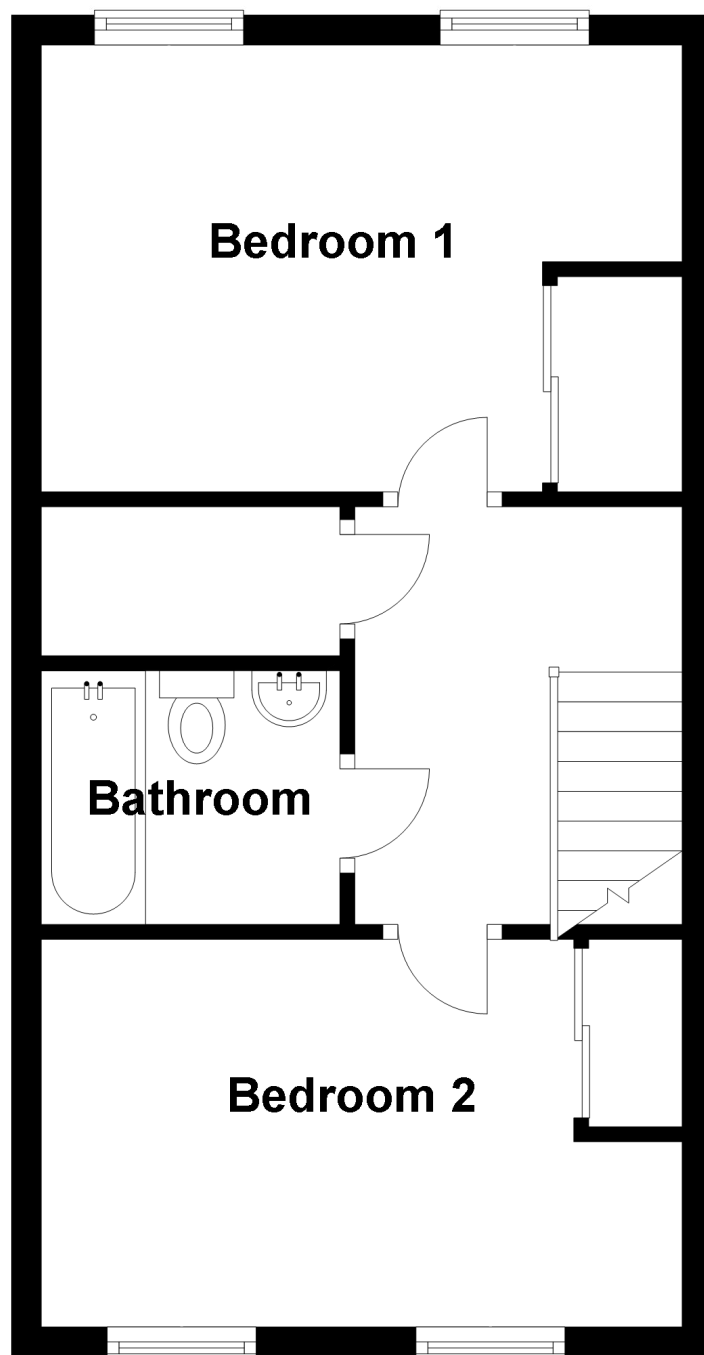
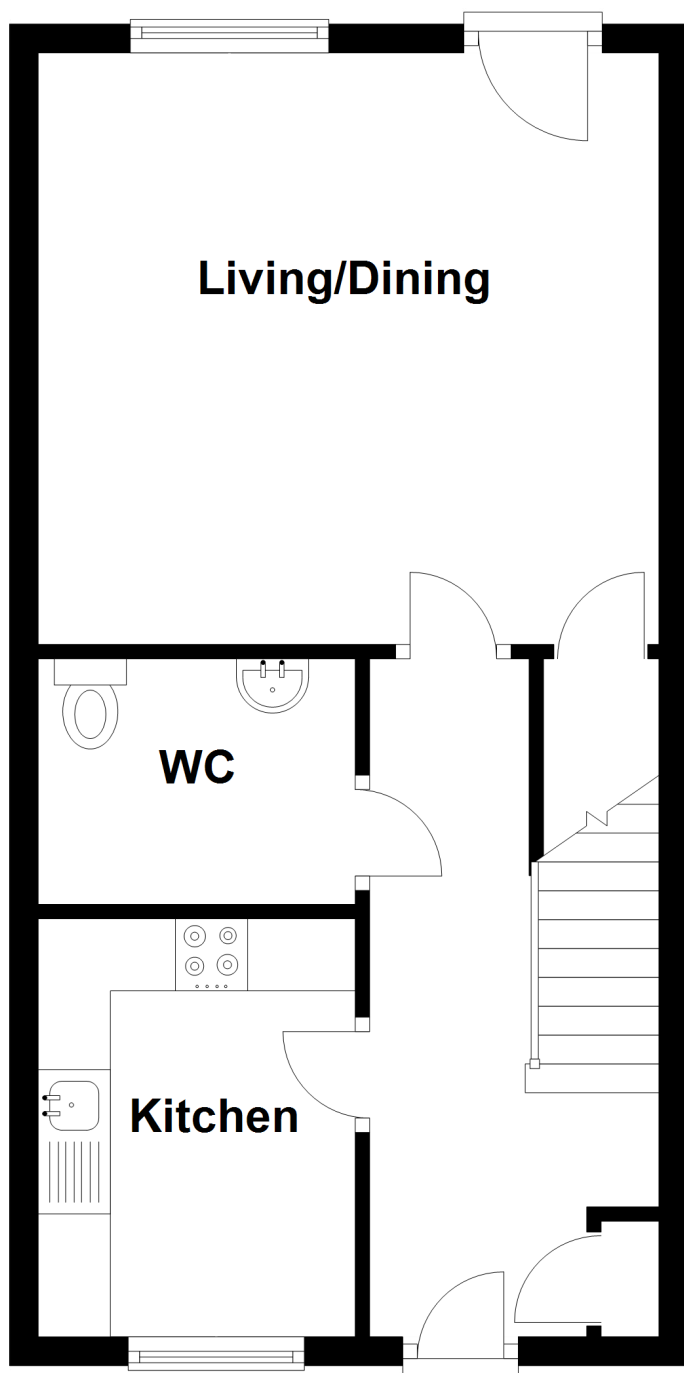




bedroom 2







Approximate Dimensions

(Taken from the widest point)

Living/Dining	4.30m (14'1") x 4.10m (13'5")	Bathroom	2.00m (6'7") x 1.70m (5'7")
Kitchen	2.90m (9'6") x 2.20m (7'2")	Gross internal floor area (m ²): 81m ² EPC Rating: C	
WC	2.20m (7'2") x 1.70m (5'7")		
Bedroom 1	4.30m (14'1") x 3.00m (9'10")		
Bedroom 2	4.30m (14'1") x 2.60m (8'6")		

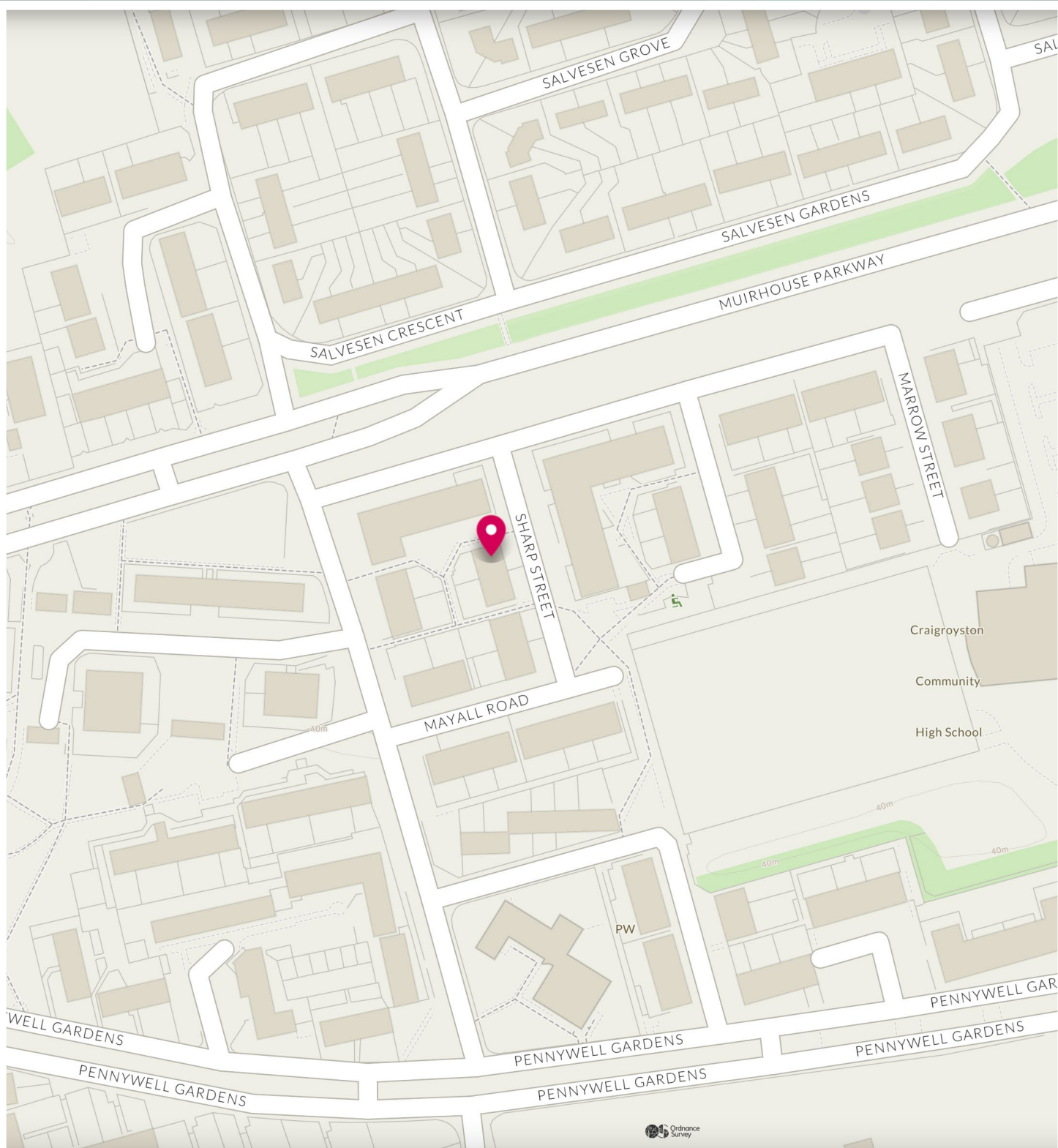




The property is well placed for access to all local amenities within the Silverknowes and Davidson's Mains areas. There are excellent local schools within these areas including Davidson's Mains Primary School and the Royal High School. There are also a variety of popular restaurants, supermarkets, leisure and recreational facilities close by. These include Sainsbury's supermarket at Craigmyle 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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