




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

29 Craigroyston Place

MUIRHOUSE, EDINBURGH, EH4 4DJ



Muirhouse

EDINBURGH, EH4 4DJ

“... lovely walks along the coastline and the beaches of the Firth of Forth ...”

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 Craigleith 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.

29 Craicroyston Place

MUIRHOUSE, EDINBURGH, EH4 4DJ

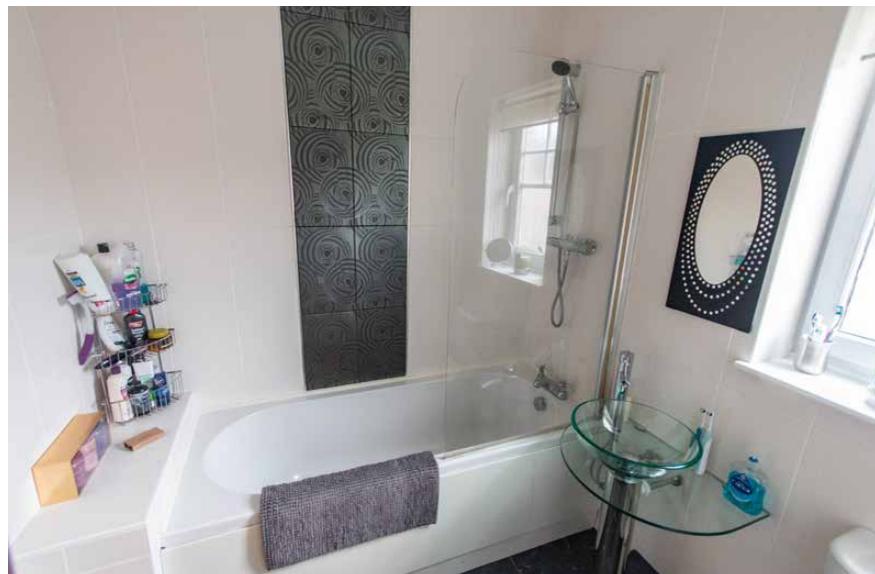
McEwan Fraser Legal is delighted to present to the market this well-presented three-bedroom, semi-detached house which is in good decorative order. The property would make an excellent purchase for a multitude of buyers.

The property is entered via the hallway with access to a handy two-piece WC, stairs leading to the first floor and access to the large airy living room that provides a generous living space with plenty of room for furniture and is located at the front of the property. The spacious kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space. Access to the large private garden can be found through doors from the kitchen.

Upstairs two double bedrooms are both flooded by natural light, and both feature built-in wardrobes while allowing space for additional free-standing furniture if required. there is also a third bedroom which is a good size and can be used for various purposes. A three-piece bathroom with shower over the bath, which is tiled completes the accommodation.

This property also benefits from gas central heating, full double-glazing, front and back gardens with driveway to the side of the property to accommodate up to three cars. Both the front and back gardens are well maintained and are mainly laid to lawn.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.30m (14'1")
Kitchen	5.30m (17'5") x 2.90m (9'6")
Bedroom 1	3.20m (10'6") x 3.10m (10'2")
Bedroom 2	3.40m (11'2") x 3.20m (10'6")
Bedroom 3	3.00m (9'10") x 2.30m (7'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): TBCm² | EPC Rating: TBC

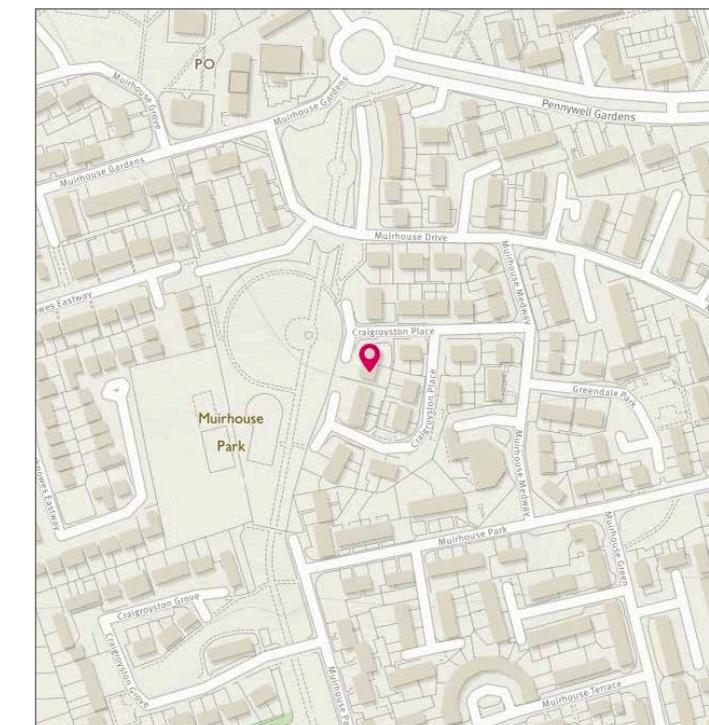


Image credit: <https://www.landmanurvey.co.uk/omaps/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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.



Text and description
BEN STEWART CLARK
Surveyor



Layout graphics and design
ALLY CLARK
Designer