

4/5 Muirhouse Grove

EDINBURGH, EH4 4SS



This two-bedroom, top-floor, flat enjoys excellent proportions throughout



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat which is offered to the market chain free.

THE LOUNGE



The property enjoys excellent proportions with a large living room, a separate kitchen, two ample double bedrooms, a bathroom, and plenty of integrated storage space. Internally, the property is presented in generally good order although the kitchen and bathroom require a degree of upgrading.

THE KITCHEN





THE BATHROOM



BEDROOM 1



BEDROOM 2

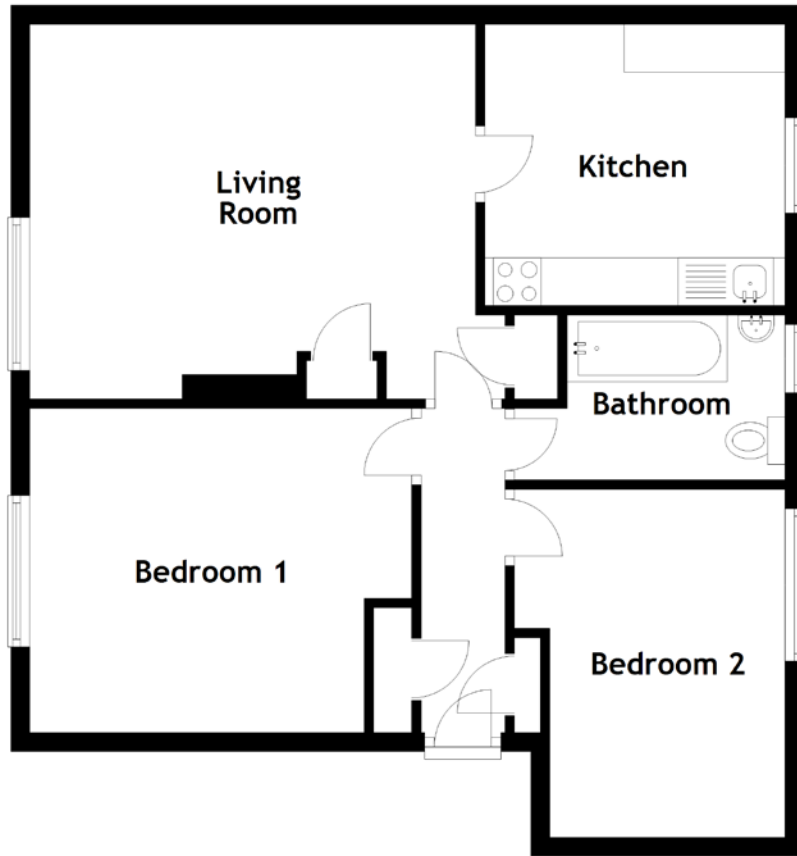


Further benefits include gas central heating, double glazing, loft access for additional storage, an external storage cupboard by the main entrance, and communal drying green.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

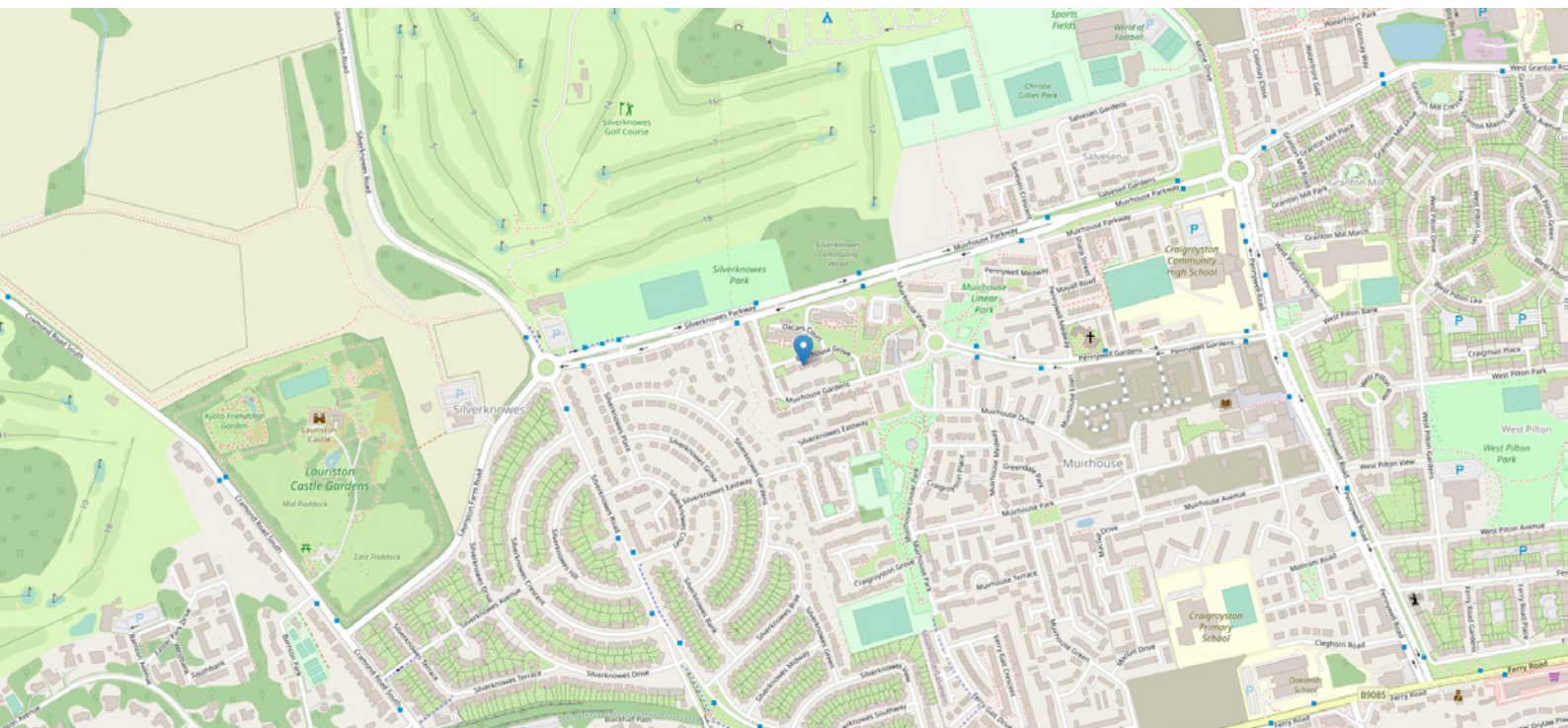


Approximate Dimensions (Taken from the widest point)

Living Room 4.68m (15'4") x 3.93m (12'11")
 Kitchen 3.15m (10'4") x 2.95m (9'8")
 Bedroom 1 4.01m (13'2") x 3.40m (11'2")

Bedroom 2 3.65m (12') x 2.80m (9'2")
 Bathroom 2.80m (9'2") x 1.73m (5'8")

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



THE LOCATION

Muirhouse is an established residential area northwest of the city centre and is benefitting from recent regeneration. It offers an array of affordable housing and due to its proximity to the city centre (4.5 miles) and easy access to the A90 and the city bypass, is an ideal choice for first-time buyers and investors, Edinburgh College is also based close by.





There are excellent local amenities, including banks, a Post Office, a library and a health centre. A Morrisons store can be found at neighbouring Granton with more extensive shopping found at nearby Craighleith Retail Park. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth. Also in the area is Ainslie Park Leisure Centre with a swimming pool and a Pure Gym. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.