

4H Muirhouse Place East

MUIRHOUSE, EDINBURGH, EH4 4PW



*MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS TOP FLOOR TWO BEDROOM FLAT IN
THE POPULAR MUIRHOUSE AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this top floor two-bedroom flat in the popular Muirhouse area of Edinburgh. The property is in walk-in condition and offers bright, well-proportioned accommodation, ideal for first-time buyers, professionals or investors alike. The flat benefits from excellent local transport links providing easy access to Edinburgh city centre, as well as nearby amenities including schools, shops and open green spaces.

Inside, the property comprises a spacious dual aspect living area with generous natural light, a gas fireplace and plenty of space for both relaxation and dining.

The Property



A fully equipped kitchen featuring an electric hob, double fan oven, fridge freezer and ample free-standing white goods, with access to a private balcony. The kitchen also benefits from a pantry cupboard and a separate cupboard housing the boiler, providing convenient additional storage.





Two well-proportioned bedrooms, including a large main bedroom with built-in wardrobes and a second double bedroom with space for free-standing storage.





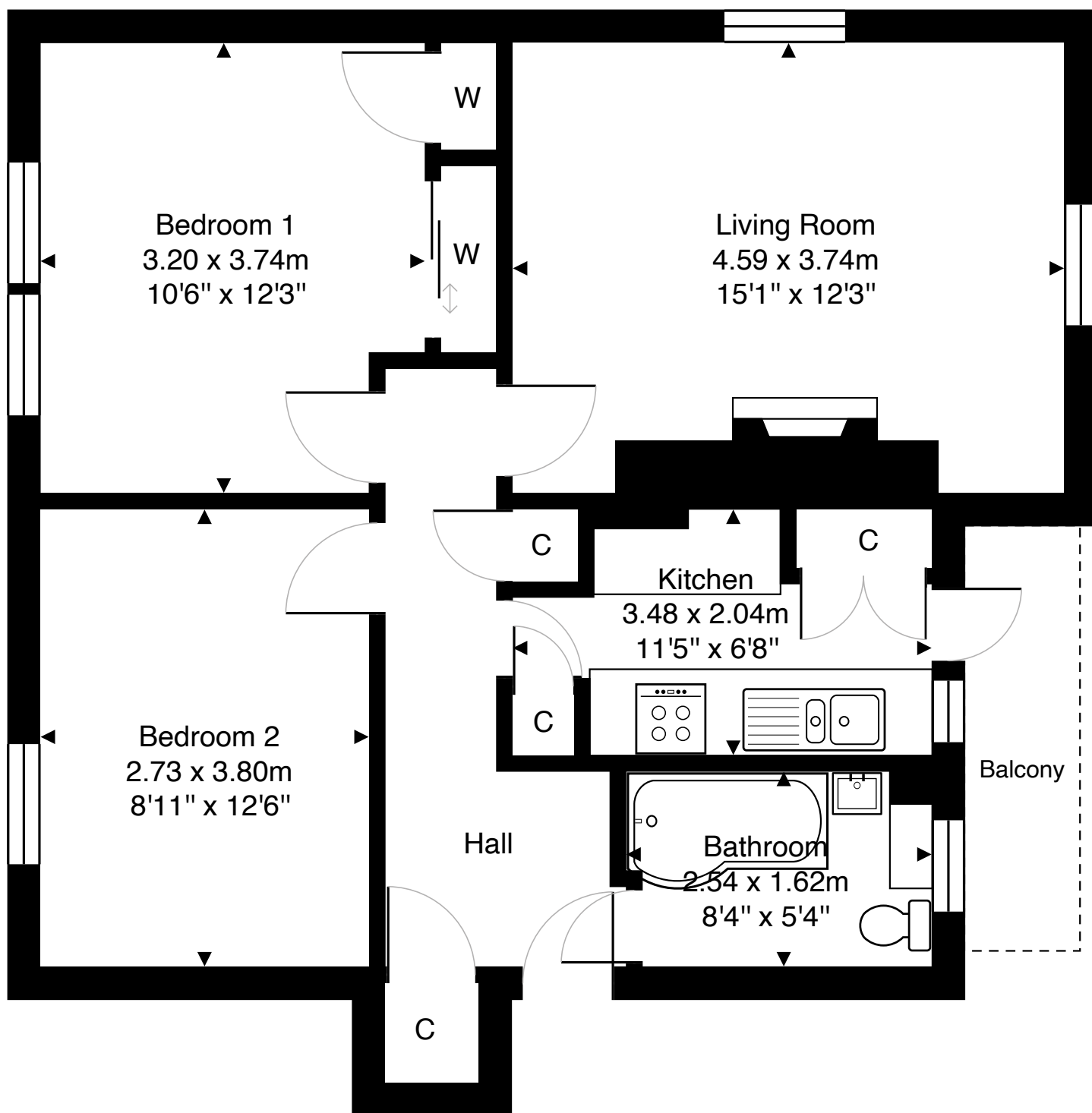
Bedroom 2





A bright and spacious bathroom with a mains shower over the bath, three piece suite and window for natural ventilation. A welcoming hallway with useful storage space, and access to a loft area offering potential for additional storage.





Gross internal floor area (m²): 61m²

EPC Rating: C

The property is fully double-glazed and heated by a modern gas combi boiler installed around 2020, ensuring warmth and efficiency throughout. In addition to this, the flat benefits from on-street parking and access to communal garden areas.

This is a rare opportunity to acquire a well-presented, centrally located flat offering excellent value and convenience in the ever-popular north side of Edinburgh, with easy transport links to the city centre and surrounding areas.



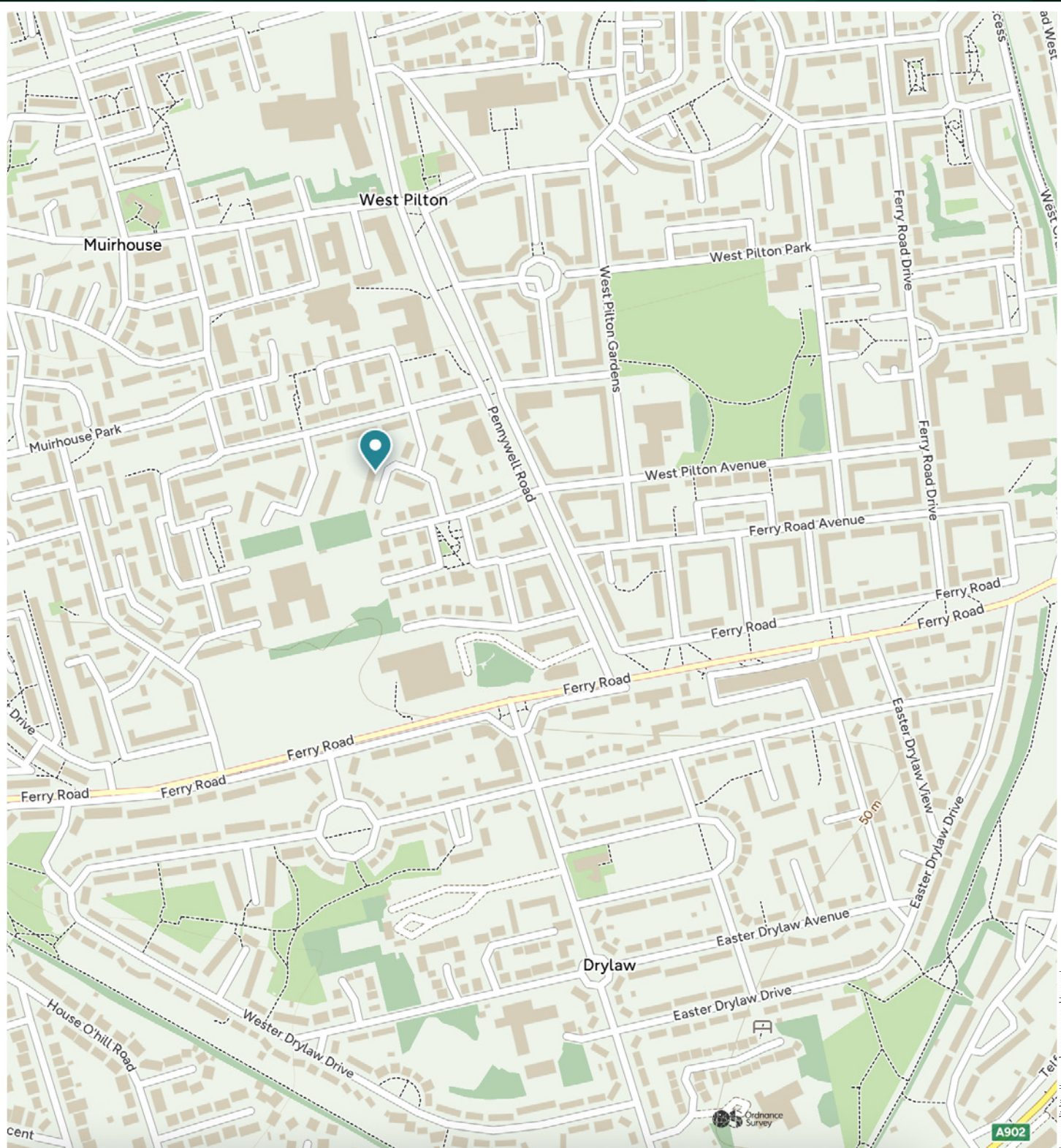


Muirhouse is a well-established and popular residential area in north Edinburgh, prized for its strong community spirit and excellent connectivity. The neighbourhood offers a diverse mix of housing, making it particularly attractive to families, first-time buyers, and professionals seeking a practical urban base.

Local amenities are plentiful, with a range of shops, supermarkets, and cafés catering to daily needs, complemented by the larger Craigmile Retail Park close by. A significant advantage is the area's proximity to scenic and historical gems like Cramond Promenade and Lauriston Castle, offering beautiful walks and leisure options.

The area is well-served by education, featuring respected schools such as Forthview Primary School and Craigroyston Community High School. Transport links are exceptional, with a bus stop just a two-minute walk away providing direct and regular services to Edinburgh city centre, the vibrant shorefront of Leith, and a direct link to Edinburgh Airport. For drivers, easy access to the A90 and City Bypass simplifies commuting across the city and beyond. This blend of community, convenience, and connectivity makes Muirhouse a highly appealing choice.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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