

37 Muirhouse Gardens

EDINBURGH, EH4 4TA



A BEAUTIFULLY PRESENTED TWO-BEDROOM TERRACED HOME



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This beautifully maintained two-bedroom terraced home offers bright, well-proportioned accommodation, attractive interiors and a mature private garden, making it an excellent choice for a wide range of buyers. The property has a welcoming feel from the outset, with a well-kept paved front garden enclosed by a private gate.

Inside, the accommodation is bright and inviting. The living room provides a particularly attractive focal point, with a fireplace at the heart of the room, complemented by subtle cornicing detail. The natural light and neutral presentation create a warm and comfortable space, equally suited to relaxing and entertaining.

The Property

The living room flows naturally through to the dining and kitchen area, creating a wonderful open-plan-style space. This bright and versatile area benefits from patio doors opening directly onto the rear garden, allowing the outdoor space to become a natural extension of the home during the warmer months. The kitchen makes excellent use of the available space, with ample storage and a practical layout.







A staircase leads to the upper floor, where there are two generous double bedrooms. One bedroom benefits from built-in wardrobes, providing excellent storage, while the second offers further well-proportioned accommodation.





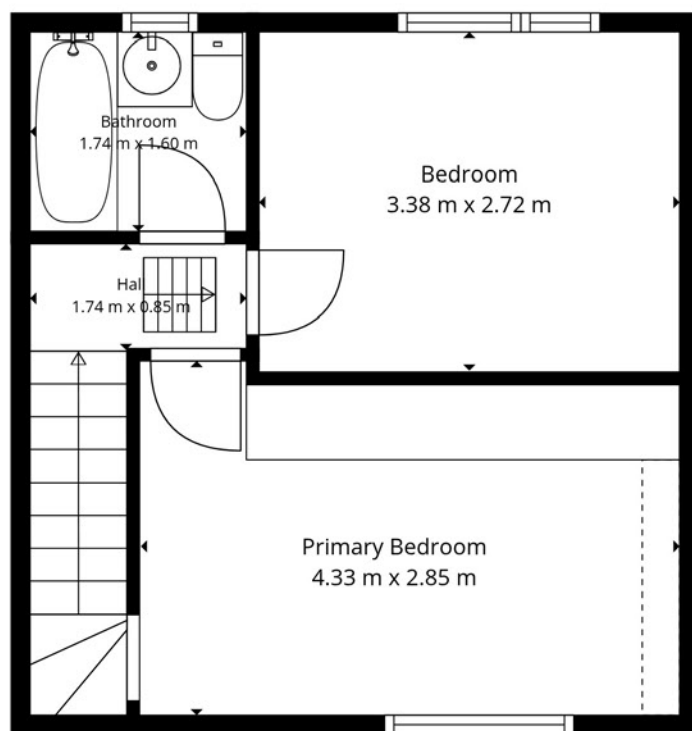
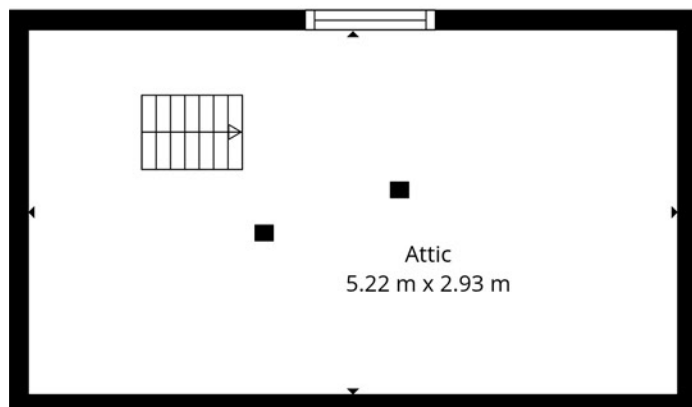
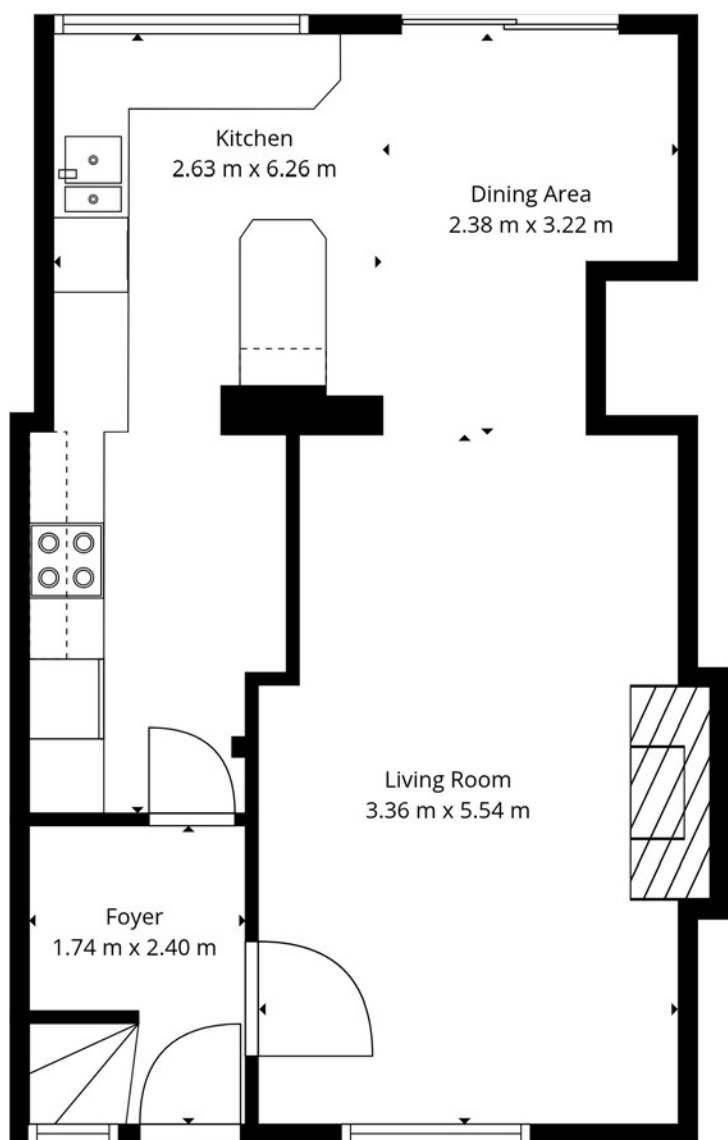
Bedroom 2





The family bathroom is bright and well appointed, featuring tiled walls and a window providing natural light and ventilation.





Gross internal floor area (m²): 77m²

EPC Rating: C



To the rear, the property enjoys a beautiful mature garden which has been well maintained and offers a lovely degree of privacy. With its established planting and pleasant outdoor setting, it provides an ideal space for relaxing, entertaining or enjoying the garden throughout the year.

Overall, this is a charming and well-appointed home, offering spacious accommodation, attractive presentation and excellent outdoor space. The combination of bright living areas, two good-sized double bedrooms and a beautiful mature garden makes this a particularly appealing property.



CRAMOND CAUSEWAY

Muirhouse Gardens is situated within the established residential area of Muirhouse, north-west of Edinburgh city centre, offering a convenient combination of local amenities, green spaces, and excellent transport connections. Everyday shopping is available nearby, with further retail and leisure options at Granton and Craighleith. Edinburgh city centre is approximately three miles away.

The area offers schools and educational facilities within the surrounding area, while parks and open spaces provide outdoor recreation. The coastline and waterfront amenities around Cramond beach, Granton and Silverknowes are also within easy reach.

Muirhouse benefits from regular bus services providing convenient connections into the city centre and surrounding areas. There is straightforward access to the A90 and wider road network, making the location particularly practical for commuters travelling throughout Edinburgh and beyond. With its established residential surroundings, convenient local amenities, and easy access to the city centre, Muirhouse Gardens offers a well-connected and appealing setting for modern city living.



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