

COULTERS®

7 PEEBLES TERRACE

MUIRHOUSE, EDINBURGH, EH4 4UE



3 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Situated within the established residential area of Muirhouse, this beautifully upgraded terraced house offers bright, stylish and well-proportioned accommodation, finished to a high standard throughout. The property has been thoughtfully extended into the attic, creating a generously sized third bedroom together with useful additional storage, and further benefits from a private west-facing rear garden and monobloc driveway. The accommodation is particularly well presented and comprises a welcoming entrance hall leading to a bright and comfortable sitting room, featuring a gorgeous media wall with inset fireplace and door opening directly to the rear garden.

KEY FEATURES



Beautifully presented terraced house.



Three attractive bedrooms.



Well maintained west facing rear private garden.



Driveway and unrestricted parking on the street outside.



Set in the popular residential area of Muirhouse.



Close to local shops and amenities.



EPC Rating - C



Council Tax Band - C



The modern kitchen is fitted with a range of stylish contemporary cabinetry & integrated appliances, including a gas hob, electric oven, fridge/freezer and washing machine. A convenient WC is also located on the ground floor. There are three attractive bedrooms, providing excellent flexibility for families, guests or those requiring a home office, together with a modern family bathroom fitted with a bath and shower over, WC and wash hand basin. The generously proportioned attic bedroom provides a particularly appealing additional space, while useful storage is also available. Externally, the property benefits from a well-maintained west-facing rear garden, designed for easy upkeep with a combination of patio and astroturf, together with a useful shed. A monobloc driveway provides private off-street parking, while there is also unrestricted on-street parking immediately outside the property. The property is conveniently positioned for a good range of local shops and everyday amenities, with excellent transport links providing easy access to Edinburgh city centre and surrounding areas.





THE LOCAL AREA

Muirhouse is an established residential area north-west of the city centre. It offers an array of affordable housing and due to it's proximity to the city centre(4.5miles) with easy access to the A90 and the city bypass, is an ideal choice for first time buyers and investors. Edinburgh College is based nearby.

There are excellent local amenities, including banks, post office, library and health centre. A Morrison store can be found on West Granton Road. Further shopping can be 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 to Cramond Village. There are two good golf courses close by.

It has good transport links and an excellent local bus service operates to the city centre or west to the business parks at South Gyle, Royal Bank of Scotland Headquarters and Edinburgh International airport.

EXTRAS

All fitted flooring, light fittings and integrated kitchen appliances will be included in the sale. Please note that the electric fire in the media wall and the fitted bathroom mirror unit in the upstairs bathroom will not be included in the sale.

The factors are RMG Scotland and the quarterly factoring fee is £50.

HOME REPORT VALUATION: £290,000

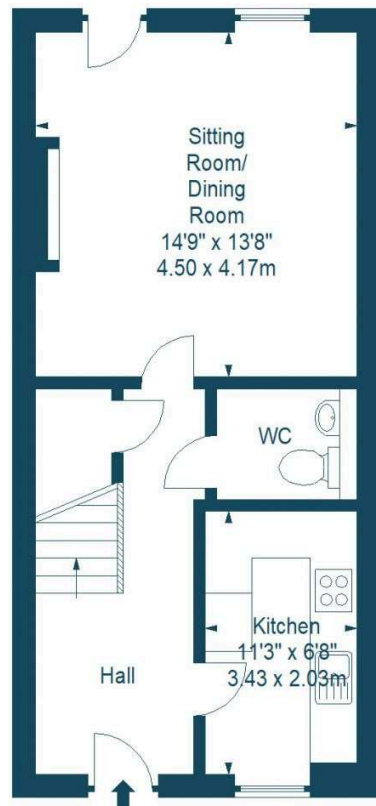


Peebles Terrace,
Edinburgh,
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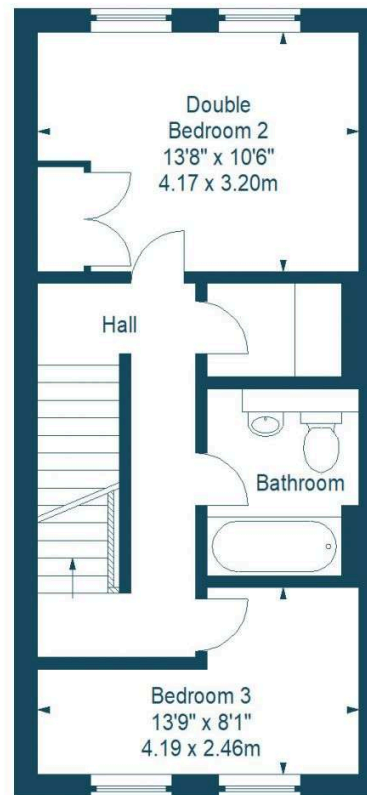


SquareFoot

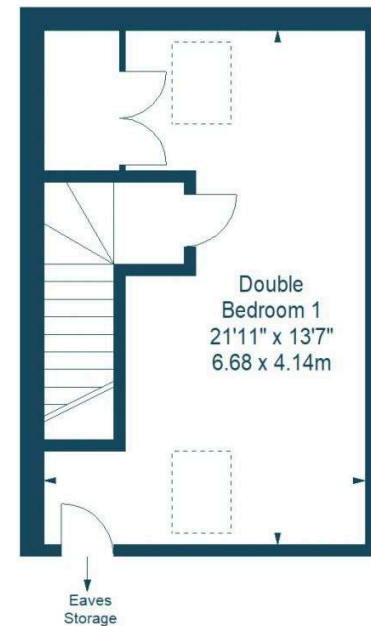
Approx. Gross Internal Area
1182 Sq Ft - 109.81 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Second Floor

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0131 603 7333



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.