



20 Cleghom Road, Edinburgh, EH4 4SZ

Beautifully Presented, South-Facing, Three-Bedroom, Semi-Detached Home, with Gardens and a Driveway

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Property Description

Light and beautifully presented, south-facing, three-bedroom, modern semi-detached home, with gardens and a driveway. With a leafy cul-de-sac position, located in the popular Muirhouse area, to the northwest of Edinburgh city centre.

Comprises an entrance hall, living room, inner hall, dining/kitchen, three double bedrooms, an en-suite, family bathroom and ground floor WC.

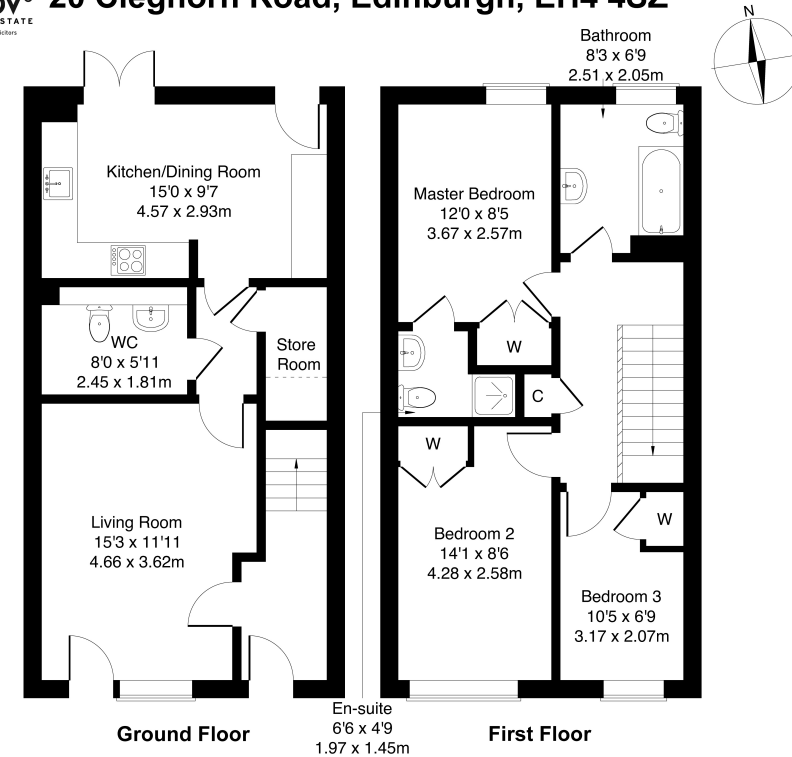
Featuring a stylish kitchen with appliances, generous modern bathrooms, quality wood flooring, and multiple TV points. In addition, there is gas central heating, double glazing, superb storage including a floored loft, and a walk-in store cupboard.

Highly maintained gardens include lawns, patios, a storage shed, a greenhouse, and an eclectic mix of planting and shrubbery.

An inviting entrance welcomes you into the property, with the living room set to the side. The living room is finished with matching wooden flooring flowing through from the hallway, while the space also benefits from plenty of natural light throughout. The kitchen is positioned to the rear of the property and features tiled flooring, with direct access to the private garden provided through patio doors, making the space ideal for entertaining guests. The kitchen is finished with contemporary countertops and a stylish splashback, along with a stainless steel sink with drainer, integrated oven and gas hob with canopy above, washing machine, dishwasher, small fridge and fridge/freezer.

Carpeted stairs lead to the first floor, providing further access to three double bedrooms. Bedrooms one and two are finished with light and tasteful décor and carpeted flooring for added comfort, while bedroom three benefits from wood-effect flooring. All three bedrooms offer ample space for additional storage. The master bedroom further benefits from an en-suite shower room for added convenience. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Muirhouse is located northwest of Edinburgh city centre and is a well-established residential neighbourhood. It offers convenient access to a variety of local amenities. Everyday shopping needs are met by stores on Silverknowes Road, while larger retail options including a Morrisons supermarket and PureGym are easily reachable in Granton. Craigleith Retail Park is also nearby, featuring popular high-street brands such as

Sainsbury's, Marks & Spencer, and Homebase. Leisure facilities include Ainslie Park Leisure Centre with a swimming pool and fitness suite. Outdoor enthusiasts can enjoy scenic walks along the Cramond shoreline and Gipsy Brae. The area is well served by frequent bus services connecting via Ferry Road to different parts of the city.





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