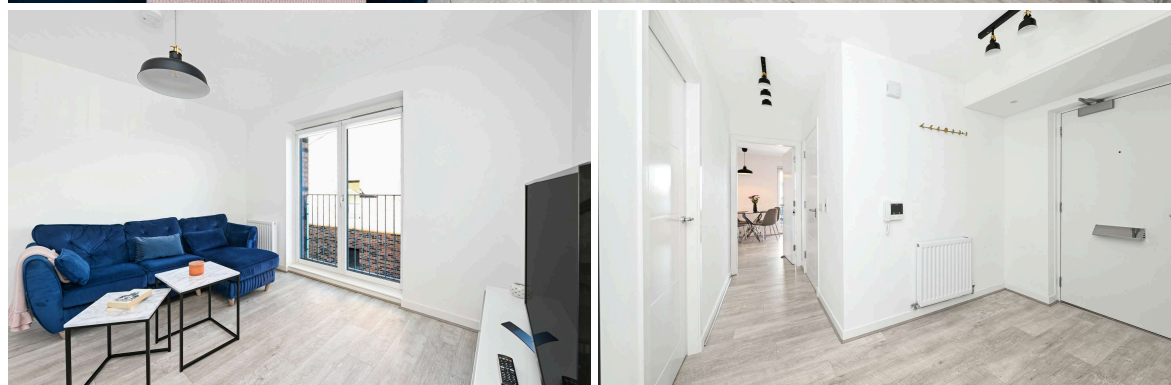




9/8 Muirhouse Crescent,
MUIRHOUSE | EDINBURGH | EH4 4QF

warner's
solicitors & estate agents



9/8 Muirhouse Crescent,

MUIRHOUSE | EDINBURGH | EH4 4QF

Immaculately presented, triple aspect, second floor apartment forming part of a sought-after modern factored development north of the city. This bright and spacious property will appeal to a variety of purchasers and is accessed via a secure entry phone system into a communal foyer with stairs to the second floor.

The internal accommodation comprises of a welcoming entrance hallway with storage, open plan living/dining/kitchen allowing an abundance of natural light via dual aspect panes. There are two generous double bedrooms, both boasting fitted wardrobes and French doors opening onto Juliet balconies. The principal bedroom also benefits from an en-suite shower room, while a separate main bathroom serves the rest of the property.

There is fantastic storage throughout the property, including a utility cupboard (plumbed for a washing machine), and further benefits include gas central heating, double glazing, and externally there is a well-maintained communal grounds and ample resident parking. Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- Immaculately presented second floor flat
- Bright triple aspect property
- Dual aspect living/dining/kitchen
- Modern fitted kitchen with integrated appliances
- Principal double bedroom with fitted wardrobes and en-suite shower room
- Further double bedroom with fitted wardrobes
- Fantastic storage options including utility cupboard
- Gas central heating and double glazing
- Security entry phone and Residents' parking

Council Tax: C , Energy Rating: B

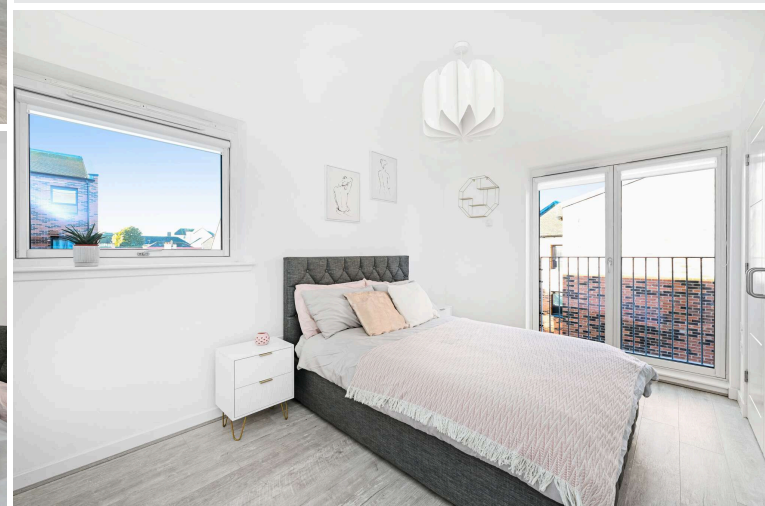
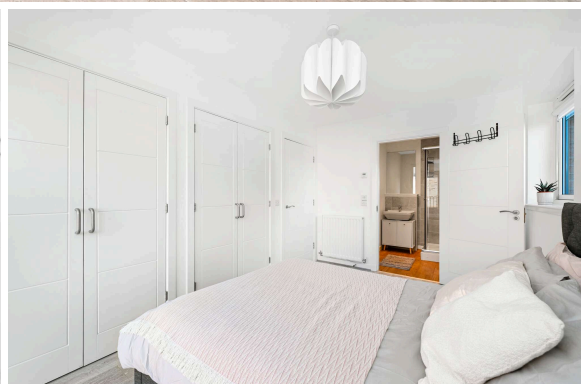
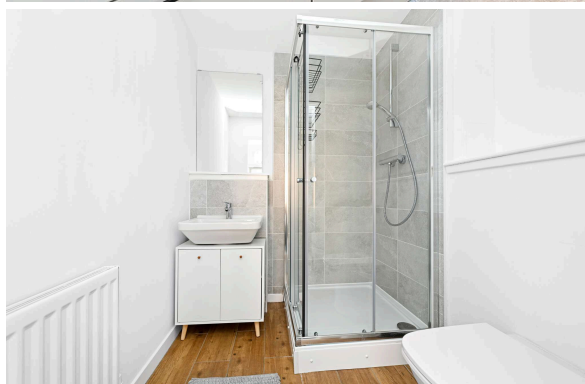
Factor payable to Hacking and Paterson Management Services. Rigg, South Gyle, Edinburgh EH12 9DQ. Circa £80 per month

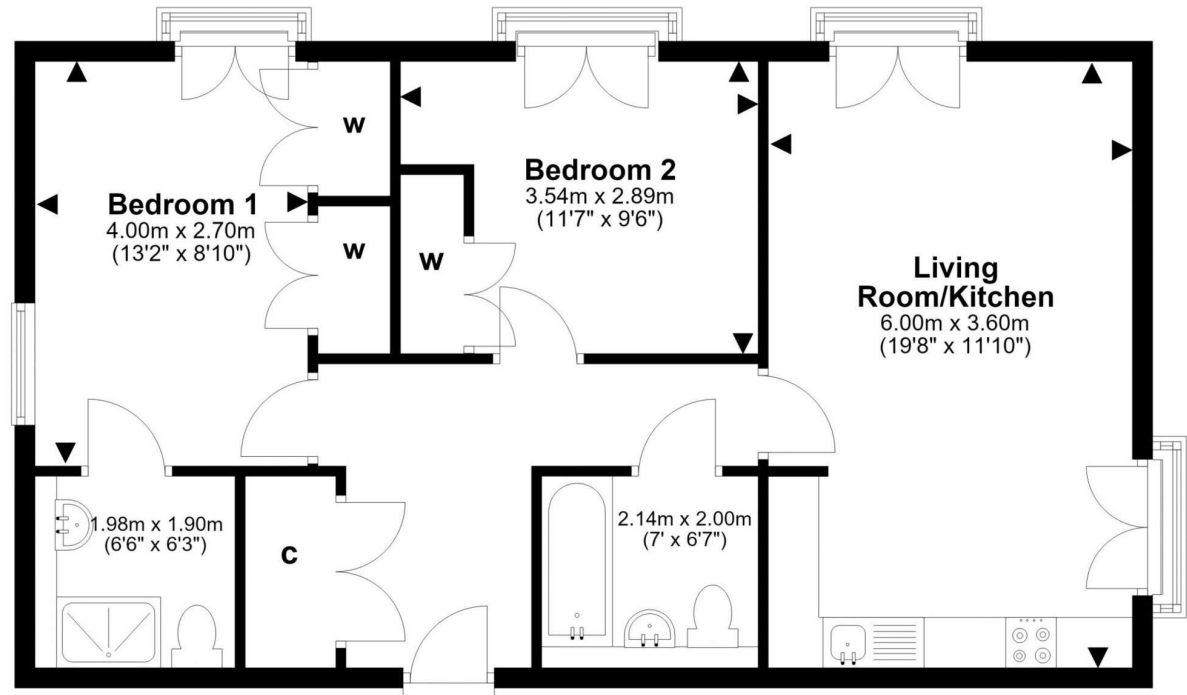
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All Fixtures, fittings, blinds, integrated appliances and washing machine will be included in the sale.

Muirhouse is a suburb to the north of Edinburgh close to Granton and Davidsons Mains. There are Morrisons' supermarkets at Granton and Ferry Road with other major retail outlets at Craighleith Retail Park. Recreational facilities in the area include Silverknowes and Bruntsfield golf courses, Ainslie Park Leisure Centre and a host of cycle networks and parks. Local schools are available at primary and secondary level and Telford College is close by. An excellent local bus service operates to the City Centre and surrounding area whilst there is easy access to the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.