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Offers Over

£95,000

87/49 Pennywell Gardens

Muirhouse | Edinburgh | EH4 4TF

An excellent opportunity has arisen to acquire this spacious two bedroom flat situated on the 13th floor of Martello Court, with balcony offering stunning panoramic uninterrupted views. This property which is suitable for the cash buyer only, benefits from internal viewing to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Communal Gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

The accommodation which offers a double aspect providing a bright and sunny outlook in brief comprises; secure entry system, lift/stair access to all floors, welcoming entrance hallway with built-in storage, spacious and bright reception room/dining room, stylish fitted kitchen with door providing access to the balcony which provides stunning views in all directions, two well proportioned double bedrooms and attractive shower room. Further benefits include gas central heating, double glazing and concierge.



Gardens & Parking

The property is situated within well maintained communal garden grounds and ample on-street parking is available. There is a residents fee of £95 per month which covers the upkeep of the communal areas, buildings insurance and concierge.

Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge and washing machine.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

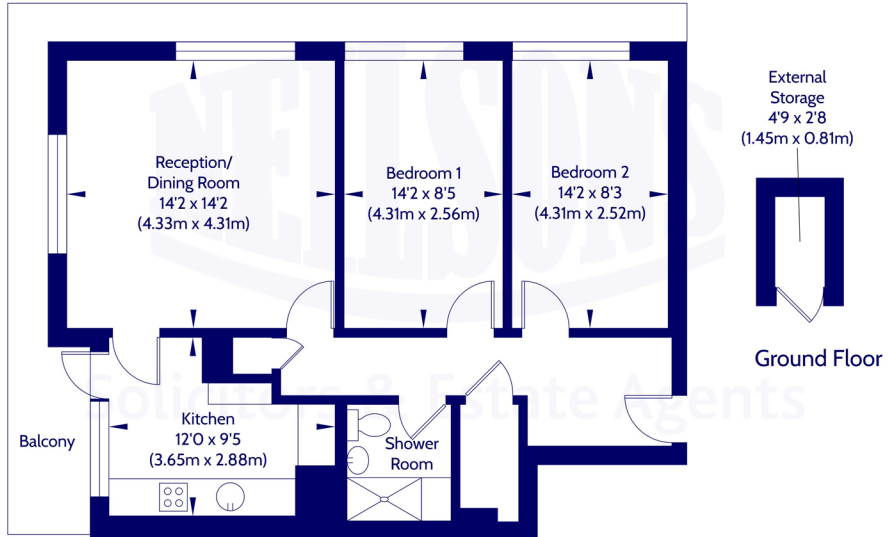
Muirhouse is an established residential area lying to the north-west of the city centre and provides convenient access to the A90 and the City Bypass. There are excellent local amenities nearby together with a Morrisons supermarket at West Granton Road. Further shopping can be found at nearby Craigmile Retail Park which houses Sainsbury's and Marks & Spencer's. 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. Ainslie Park Leisure Centre is nearby with a swimming pool and a Pure Gym. Golf courses are close by along with access to the vast cycle path network. It has good transport links and excellent local bus services operating to many parts of the city





Approx. Gross Internal Floor Area 67 Sq M / 718 Sq Ft.

13th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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