



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/8 Mottram Road

Muirhouse, Edinburgh EH4 4UH

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Forming part of a modern development, this beautifully presented two bedroom, two bathroom second(top) floor apartment is located in Muirhouse. Situated in an ideal location, close to the Firth of Forth and good transport links to the city centre. Good local amenities, with-in walking distance; including library, medical centre and schools.

Access is via secure entry phone system with stair access. On entering you are greeted by a generous hallway, with large practical utility cupboard with washer drier. Continuing through, you'll discover a bright and airy south-facing living room, dining and kitchen, that enjoys an open outlook. Bathed in natural light, this space is perfect for entertaining, with two sets of patio doors opening to 'juliet' balconies. At one end is a large dining kitchen area, designed for both functionality and style, and is replete with a full range of integrated appliances. This appealing apartment accommodates two comfortable bedrooms; tastefully-presented, with the master bedroom featuring built-in wardrobes and the luxury of an en-suite shower room. Finally, a stylish bathroom, completes the accommodation. An added bonus of being a top floor apartment is private attic space, which is partially floored(approx. 20sqm) providing additional storage space.

Property Summary

- Close to Silverknowes promenade on the Firth of Forth
- Modern second (top) floor apartment; with stair access
- South-facing open plan living room, dining & kitchen
- Master bedroom with en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Attic space, partially floored; approx.20sqm
- Ample residents parking bays & development green with play area
- EPC Rating - B | Council Tax Band - C



Home Report Value - £210,000





Striking
apartment
with-in
modern
development





External: Shared garden/drying green to rear of flat, plus the development boasts a central green with play area. There is a secure bicycle store and bin store.

Parking: Ample resident parking on-street.

The development is maintained by RMG; an approx. fee of £300 per quarter; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, blinds, washer drier and all fully integrated kitchen appliances, to be included in the sale.



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dream property!



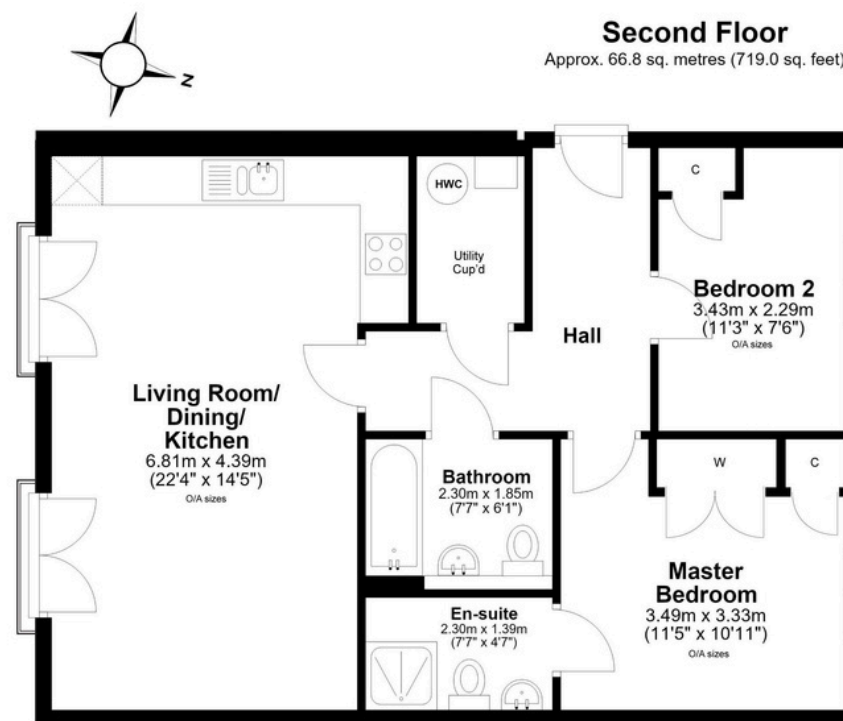
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



DEVELOPMENT CENTRAL GREEN AND PLAY AREA OPPOSITE FLAT

Location

Muirhouse is an established residential area north-west of the city centre and is benefitting from recent regeneration. It offers an array of affordable housing and due to its proximity to the city centre (4.5 miles) and easy access to the A90 and the city bypass, is an ideal choice for first time buyers and investors, Edinburgh College is also based close by. There are excellent local amenities, including banks, post office, library and health centre. A Morrisons store can be found at neighbouring Granton with more extensive shopping found at nearby Craigleith 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. Also in the area is Ainslie Park Leisure Centre with a swimming pool. Two good golf courses are close by along with access to the vast cycle path network. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters.