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Offers Over

£180,000

7/11 Muirhouse Crescent

Muirhouse | Edinburgh | EH4 4QF

This beautifully presented and well-maintained second-floor apartment forms part of a modern residential development, having been constructed in 2022. The property offers stylish, contemporary accommodation finished to a high standard, with a range of modern features including underfloor heating within both the en-suite and main bathroom. Ideally positioned close to a range of excellent local amenities and benefiting from convenient access to major transport links, the apartment will appeal particularly to first-time buyers, professionals and those seeking modern, low-maintenance living.

- 2 Bedrooms
- 1 Public Rooms
- 2 Bathrooms
- On Street Parking Bays
- Communal Gardens
- EPC Rating – B
- Council Tax Band - C



Description



The accommodation is accessed via a welcoming entrance hallway which benefits from a generous utility cupboard, providing excellent additional storage. The impressive open-plan living space offers ample room for both lounge and dining furniture, with two floor-to-ceiling windows fitted with perfect-fit blinds, allowing an abundance of natural light to flood the room. The contemporary kitchen is fitted with a stylish range of modern wall and base units, complemented by contrasting dark worktops and a selection of integrated appliances, with ample space for a dining table.



The principal bedroom is a well-proportioned double room featuring built-in wardrobes, an attractive feature panel wall and access to a Juliet balcony. The en-suite shower room is fitted with a modern white two-piece suite, together with a fully tiled shower enclosure incorporating a thermostatic shower and the added comfort of underfloor heating. The second double bedroom is also generously proportioned and benefits from modern flooring and built-in wardrobes.

Completing the accommodation is the stylish main bathroom, fitted with a contemporary white three-piece suite, an electric Mira shower over the bath and a glazed shower screen. Underfloor heating further enhances the comfort of this well-appointed space.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Development

The development is factored by Hacking and Paterson, with the current monthly charge approximately £100, together with a float payment of £300. This covers the upkeep and maintenance of the communal landscaped grounds and common areas, as well as buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.









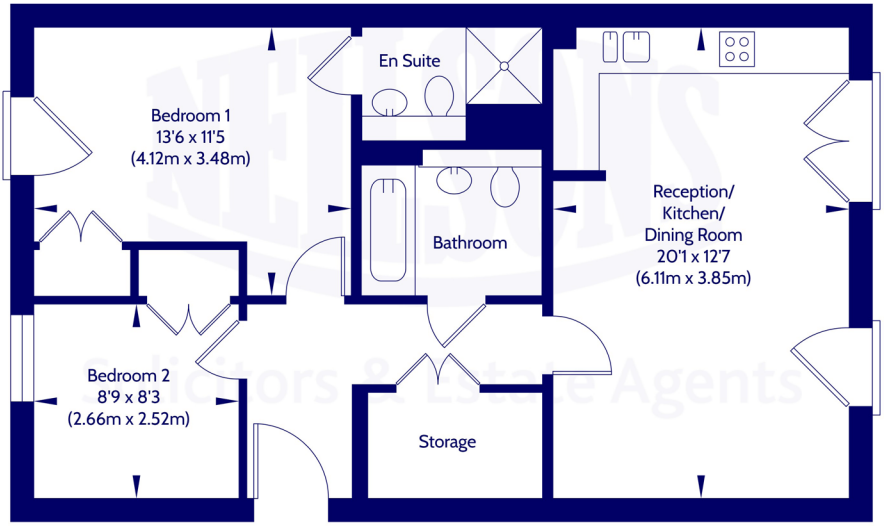
Location

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 Craigleith Retail Park which houses a Sainsbury's and Marks & Spencers. 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 66.9 Sq M / 720 Sq Ft.

Second 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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