35 (flat 5) Pennywell Gardens, Muirhouse, Edinburgh, EH4 4WJ

Connor Malcolm



35 (flat 5) Pennywell Gardens | Muirhouse | Edinburgh | EH4 4WJ



Description

A particularly appealing 2 bed first floor apartment, forming part of a modern development, well placed for a good range of amenities and within easy reach of the City Centre. This lovely home has been finished to a good standard and offers comfortable and easily manageable living space with modern comforts throughout.

- Hallway with useful utility store
- Open plan living/dining room/kitchen
- Master bedroom with fitted wardrobe and en-suite
- Second double bedroom with fitted wardrobe
- Bathroom comprising of a sleek three-piece white suite
- Gas central heating and double glazing
- Secure entry system with lift and stair access
- On street residents parking

Extras

The oven, hob, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £110 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: B

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Location

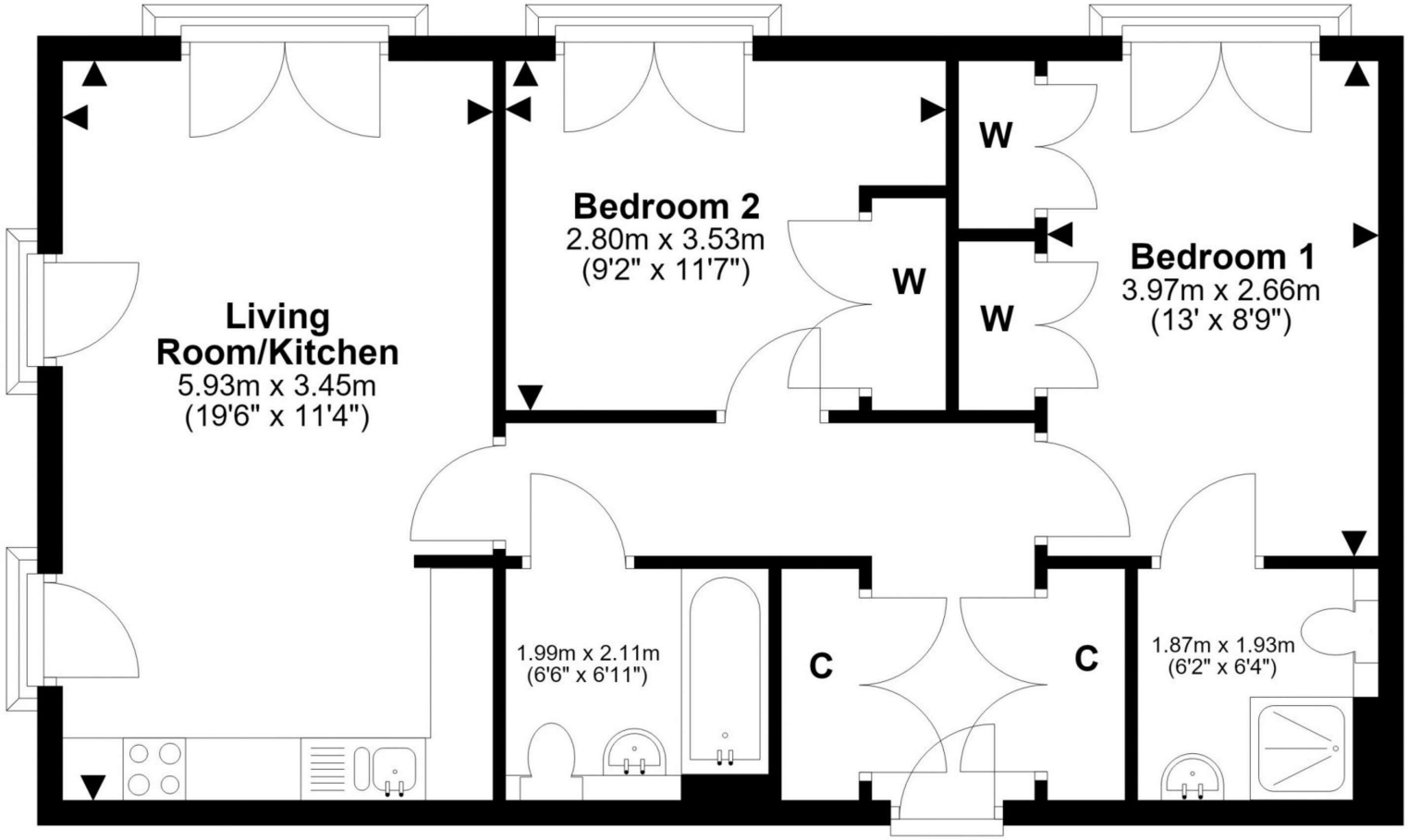
Muirhouse is a predominantly residential area of Edinburgh, which lies to the north of the city centre. There are two Morrisons Superstores available at Pilton Drive and Waterfront Broadway, along with a selection of small specialist shops serving the local community. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. The area is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway, as well as Forthquarter Park, Silverknowes Esplanade and Cramond Beach. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.











N

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.

Connor Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

espc