NEILSONS

Solicitors & Estate Agents



Offers Over

£190,000

1/8 Sharp Street

Muirhouse | Edinburgh | EH4 4FP

This attractive, and generously proportioned top floor flat forms part of a modern development in the popular residential area of Muirhouse to the north west of the City Centre. Located close to local amenities and transport links, the property will undoubtedly appeal to first time buyers and professionals.

- 2 Bedrooms
- 1 Public room
- 2 Bathrooms
- Residents parking
- Communal grounds
- EPC rating – C
- Council tax band - C



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with built-in storage facilities, fantastic sized reception/dining room with Juliet balconies and open plan to contemporary fitted kitchen, light and airy principal bedroom with en-suite shower room, second well proportioned bedroom and stylish bathroom with three-piece suite. Further benefits include gas central heating and double glazing.

This property has been subject to partial virtual staging to show the effect of a makeover on the property. It should be noted that the property is mostly empty as per the "before" images which have also been uploaded for perusal.





Extras

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

Gardens and Parking

The property is surrounded by landscaped communal gardens and there is residents parking available.

Factoring

The communal areas and garden grounds are factored by Ross & Liddell at a cost of approximately £100 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

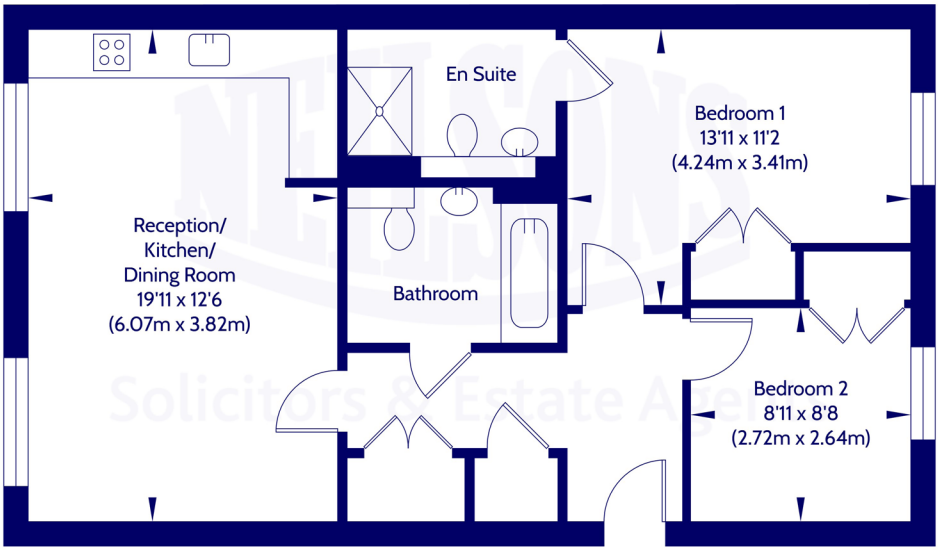
Muirhouse is an established residential area north-west of the City Centre, offering convenient access to the A90 and the City Bypass, and there is an excellent local bus service operating to the City Centre and surrounding areas. There are good local amenities and two Morrisons stores can be found at Granton and Ferry Road. Further shopping is available at nearby Craigleith Retail Park along with a Pure Gym. There are several local parks in the area including a playpark for children and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre and Urban Village Gym & Spa is a short distance away. Two good golf courses are close by along with access to the vast cycle path network. There is also a library and multiple nurseries making it an ideal location for families.





Approx. Gross Internal Floor Area 66 Sq M / 712 Sq Ft.

2nd 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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