



**12D Muirhouse Bank,  
Edinburgh, EH4 4QT**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BRIGHT AND SPACIOUS

TWO-BEDROOM, FIRST FLOOR FLAT



This bright and spacious, two-bedroom, first floor flat has a great location in the popular Muirhouse area of Edinburgh, close to local amenities, schools, transport links and green spaces. The property now requires some upgrading, but already benefits from having double glazing and gas central heating. The accommodation consists of a communal stair, a hall, dining/living room, with a glazed door leading out to a balcony, with space for seating. The kitchen has a range of fitted units, appliances, a utility cupboard and cupboards housing the boiler and hot water tank. Bedroom one is a double room, has a fantastic walk-in wardrobe and twin windows and bedroom two is also a double, with twin windows. There is also a modern family shower room. There is a private area of garden to the rear, to the far left and a communal drying green and bin store area. There is unrestricted on-street parking. This is an ideal property for first time buyers or an investment opportunity.

Communal stair

Hall

Dining/living room, with balcony

Kitchen

Two double bedrooms

Shower room

Double glazing

Gas central heating

Good storage

Private garden area

Communal drying green and bin store

Unrestricted on-street parking

Factored by Manor Estates Housing Association - approx. £225.50 per 6 months, including buildings insurance





## MUIRHOUSE

Muirhouse is an established residential area convenient to excellent local amenities and within short driving distance of Morrisons supermarket and Craigleith Retail Park. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include access to the cycle path network, Ainslie Park Leisure Centre, Pure Gym, golf course, local parks and the promenade at nearby Silverknowes offering delightful walks along the Firth of Forth to Cramond Village. A frequent public transport service operates to many parts of the city.



### Extras

All fitted floor coverings, light fittings, cooker, fridge freezer, washing machine are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

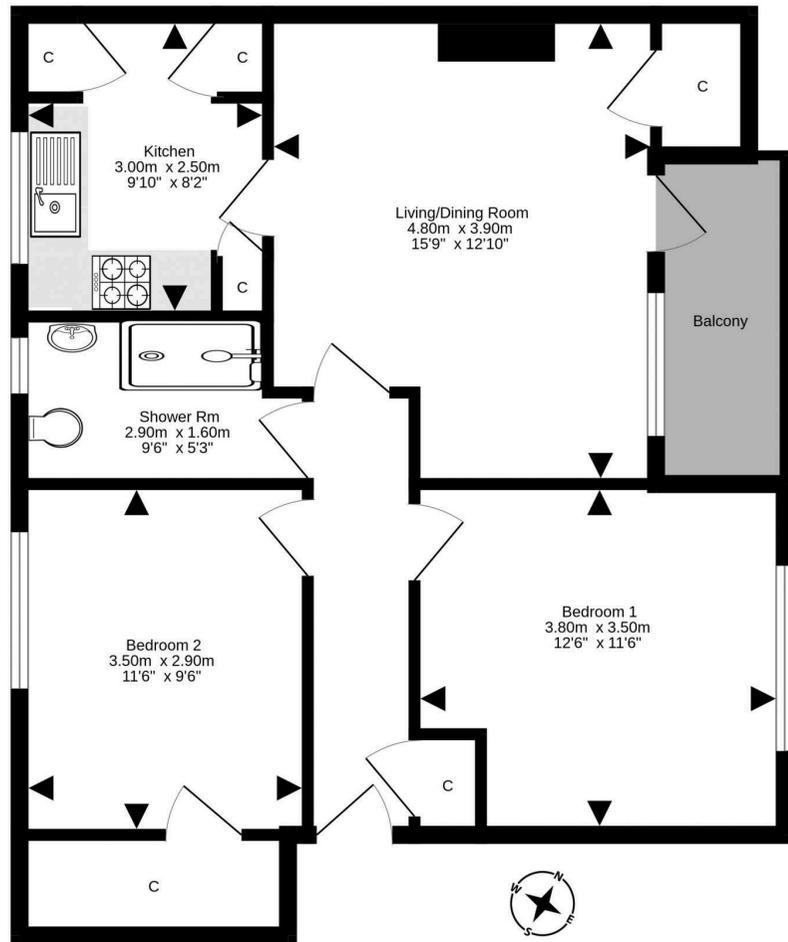
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### Home Report Valuation

£140,000

### EPC Rating

C



TOTAL FLOOR AREA : 60.4 sq.m. (651 sq.ft.) approx.  
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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