



Flat 3, 9 Muirhouse Crescent,  
Edinburgh, EH4 4QF



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## Flat 3, 9 Muirhouse Crescent, Edinburgh, EH4 4QF

Located within a modern development with well-maintained garden grounds and residents parking is this most impressive, beautifully presented ground floor flat. Completed in 2022 the flat is exceptionally bright thanks to the large full height windows/glazed doors to most rooms. With gas central heating and full double glazing the common areas are maintained by a property factor and there is a secure entry system and shared bike store.

The accommodation includes an entrance hallway with walk in utility cupboard with worktop and washing machine. The lounge is a magnificent room which is on open plan with the dining kitchen and has three full height windows/doors to the front, stylish decoration and luxury vinyl flooring. The kitchen is fitted with modern base and wall units with oven, hob and hood, fridge/freezer and dishwasher. The master bedroom enjoys a glazed door leading out to a patio area to the rear and has a double fitted wardrobe and en suite shower room. There is a further double bedroom with double wardrobe. The bathroom completes the accommodation with a three piece white suite with shower over the bath.

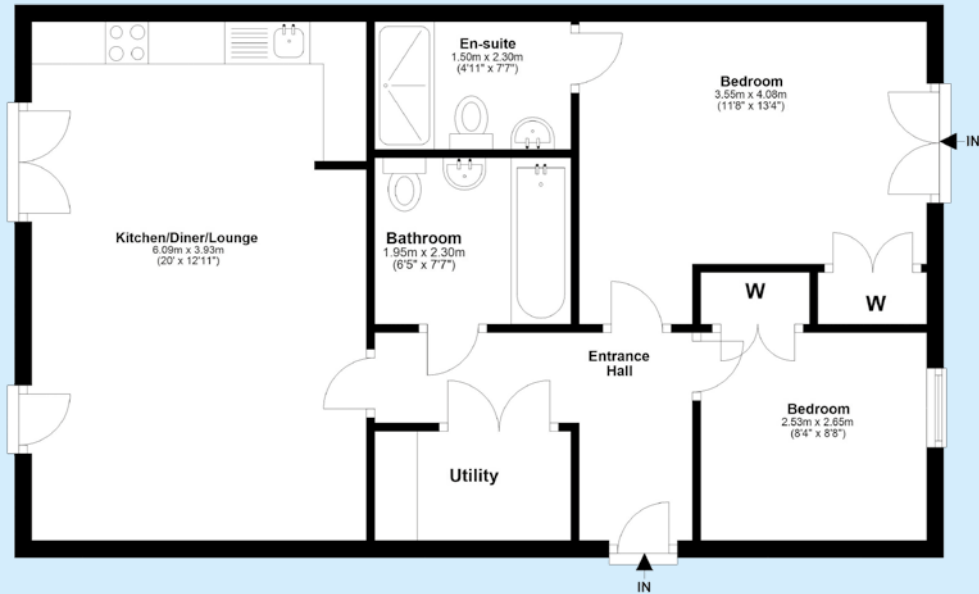
Externally there are shared grounds with an area of lawn to the rear. There is residents parking and a shared bike store.

Early viewing of this stunning flat is essential to fully appreciate the fantastic living space on offer.

### Area Description

Muirhouse is a popular residential area to the north of the city centre which is around 4 miles away. There are a range of local shops along with a Morrisons supermarket along with post office, library and health centre. Nearby Craigleith Retail Park has a range of shops and cafes including Sainsburys, Marks and Spencer's, Homebase and a Pure Gym. Education is provided at the nearby Craigroyyston Primary and High Schools. The property is also within walking distance to Silverknowes Beach and Promenade with its long coastal walks and cafes.





## Accommodation

Lounge/Dining/Kitchen:	6.1m x 3.94m	(20' x 12'11")
Master Bedroom:	3.56m x 4.06m	(11'8" x 13'4")
En Suite:	2.3m x 1.5m	(7'7" x 4'11")
Bedroom 2:	2.54m x 2.64m	(8'4" x 8'8")
Bathroom:	1.96m x 2.3m	(6'5" x 7'7")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

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