





Derrick Mooney & RE/MAX are delighted to bring to the market this superb 1 bedroom apartment, boasting modern living in an enviable location. This beautiful property welcomes you with a spacious Lounge/Diner, flooded with natural light from floor to ceiling windows, creating a bright and airy atmosphere. The modern kitchen looks out to the dining area. The sleek bathroom exudes style and sophistication, providing a tranquil retreat after a long day. With turn-key condition, this apartment offers convenience and comfort for the discerning buyer seeking a contemporary urban lifestyle.

Completing this exceptional property is ample residents and visitors parking, ensuring both convenience and practicality. Whether hosting guests or returning home after a busy day, parking will never be an issue in this well-designed residence. . This apartment presents an ideal opportunity for those seeking a modern living space with easy access to amenities and vibrant city life.

There is an annual factor fee of £800.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Muirhouse is a well established residential area close to the northwest area of Edinburgh. There is an abundance of shops nearby .Situated in a central location, this property benefits from excellent commuting links, making it effortlessly accessible for those who require convenient travel options. Whether commuting to work or exploring the surrounding area, the property's prime location ensures ease of travel and accessibility to a range of amenities and services.

Lounge/Dining Room

19' 5" x 10' 11" (5.92m x 3.34m)

This stunning spacious contemporary lounge/dining room has natural light flooding in from the impressive floor to ceiling Juliet balconies with double windows.

Kitchen

9' 1" x 6' 11" (2.77m x 2.12m)

Stylish modern kitchen complimented with base and wall white gloss units, integrated fridge freezer, dishwasher, sink, oven gas hob, oven and chimney hood.

Dining Area

The essential dining area with fantastic views out of one of the floor to ceiling windows.

Double Bedroom

11' 1" x 8' 10" (3.38m x 2.69m)

Impressive double bedroom has an inbuilt double cupboard, neutral decor, pendant light and yet again another fantastic floor to ceiling window with Juliet balcony.

Bar

Quirky bar for those chill out days.

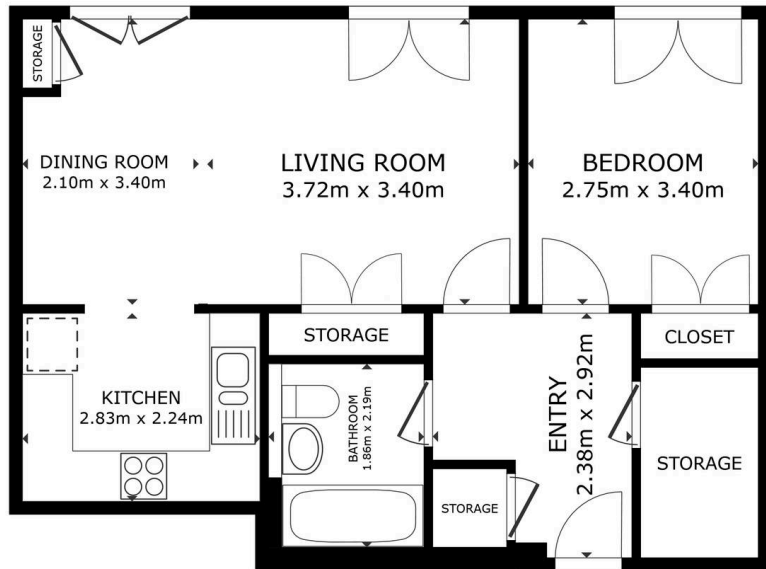
Vestibule

Welcoming spacious vestibule giving access to lounge/diner and bedroom. Also with inbuilt storage cupboards.

Large utility cupboard

Large utility cupboard where the washing machine and essentials are stored.



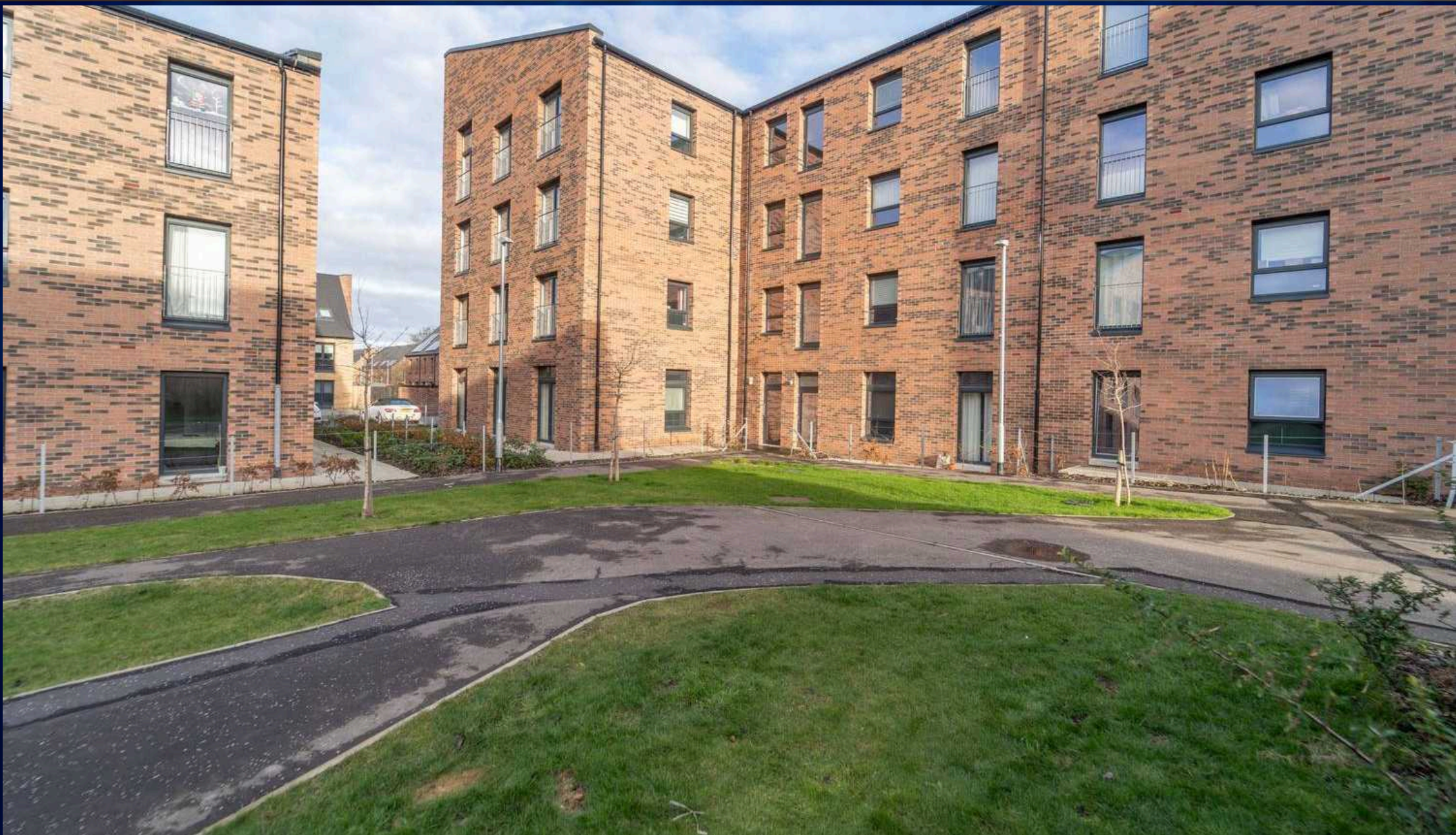


FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR PLAN 54.0 m²
 TOTAL: 54.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.