



Flat 3, 12 Mottram Road, Edinburgh, EH4 4UH
OFFERS OVER £180,000



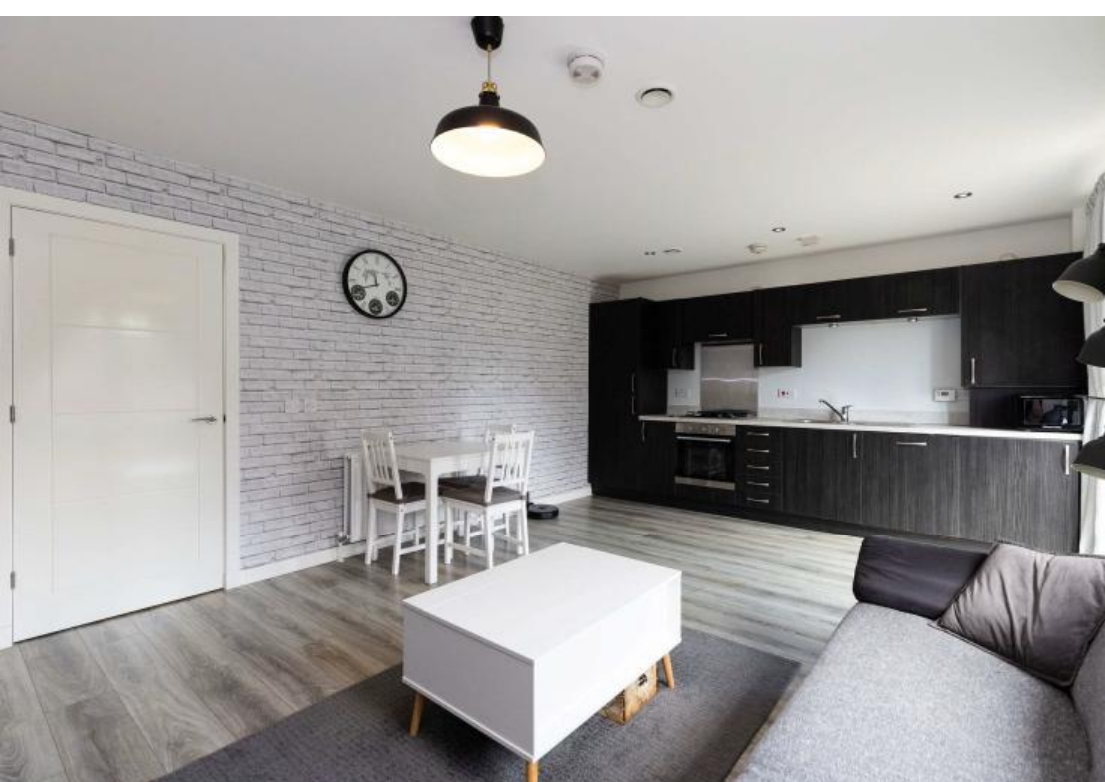
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Presented in pristine move-in condition, this two-bedroom new-build apartment offers a comfortable modern lifestyle in Edinburgh's Muirhouse district. Set on the ground floor of a contemporary residential development the front door leads into a welcoming hallway with excellent storage, before reaching the open-plan kitchen/living/dining room. Perfect for family life or entertaining friends this is a sizeable and stylishly finished room with an on-trend grey and white décor including wood-inspired flooring. East-facing it is flooded with natural light thanks to floor-to-ceiling patio doors which lead out to the private enclosed rear garden. Thoughtfully designed, the modern kitchen with its one-wall layout makes fantastic use of the space and features black wood grain wall and floor cabinets along with white marble-effect worktops and integrated appliances including a gas hob, oven, and fridge/freezer.



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Returning to the hall there are two well-presented and bright carpeted bedrooms, one a spacious double and the other a comfortable single. Both have built-in storage and an appealing outlook. The principal double boasts a chic monochrome en-suite shower room with a washbasin and WC. The family bathroom situated towards the front door features a striking matching interior and comprises a quality white suite including a WC, washbasin, and wall-mounted electric shower over bath.





Externally the house has an enviable private east-facing rear garden with a small lawn and patio area whilst established planting offers extra privacy. Along with secure entry and resident's parking the home benefits from gas central heating and double glazing to ensure year-round comfort. Set within a popular development, the property enjoys access to local schooling and excellent amenities.



A predominantly residential area, Edinburgh's Muirhouse enjoys superb amenities to cater for daily shopping needs both locally and at nearby Silverknowes and Davidson's Mains. More extensive shopping is available on Ferry Road including a Morrison's superstore and at Craighleith Retail Park which has a Sainsbury's and Marks and Spencer. The property is close to green open spaces including West Pilton Grove Playpark whilst scenic Cramond Village, Silverknowes Beach, and Lauriston Castle are a short drive. Popular golf courses in the locale include Silverknowes and Bruntsfield Links. Other fantastic recreational opportunities are available at the nearby Village Hotel and Ainslie Park Leisure Centre which both offer a gym, fitness classes, and a swimming pool. Local primary and secondary schooling is within walking distance. There is swift access to the city centre by way of efficient bus services or by car, and it is ideally located for access to Edinburgh International Airport and the Queensferry Crossing.

Get in touch



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Misrepresentations

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