



**7 Greendale Park,
Muirhouse,
Edinburgh, EH4 4QG**

Fixed Price £145,000

**arbutnott
&
mclanachan**

VIEWING

By appointment telephone client on 07713 155870 or solicitors on 0131 312 7276

Modern end-terraced villa pleasantly situated in small, cul-de-sac setting, within this popular Wimpey development. It is a well-appointed family home enjoying a bright aspect and the rear garden affords a westerly aspect. The accommodation comprises on the ground floor, entrance hall, lounge and fitted kitchen/diningroom. On the upper landing are three spacious bedrooms and family bathroom. Good storage provided by the fitted wardrobes in all three of the bedrooms. The house benefits from gas central heating and this is combined with double-glazed windows to offer a comfortable home. To the outside of the property are gardens to front and enclosed rear garden, providing a secure play area, ideal for the family with young children.

The property is in easy walking distance of the local amenities on Ferry Road and nearby Davidsons Mains offers an excellent choice of local amenities including Tesco Metro supermarket, florist, chemist, post office, banks along with health centre and dentists. There are Morrisons' supermarkets at Granton or on Ferry Road and other major retail outlets at Craighleith Retail Park. Good access to the West End and city centre districts and also to the Business Parks at South Gyle and Royal Bank of Scotland Headquarters. Regular public transport service into the city and surrounding locales. Local primary and secondary are both nearby. Good access onto the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport. Recreational amenities include pleasant walks by the River Almond, Cramond and along Silverknowes esplanade, also golf course and leisure clubs/sports centres in the vicinity.

ENTRANCE HALL

Main door into the entrance hall with panelled door into the lounge. Staircase to the upper landing. Under stair storage. Fitted cupboard. Laminate flooring. CH radiator.

LOUNGE 13'4 x 11'6



Bright room with window giving open outlook to the front. Laminate flooring. CH radiator.

FITTED KITCHEN/DININGROOM 17'9 x 9'11



Spacious kitchen with space for dining table and chairs. Fitted with ample pine wall & base units and 1 ½ bowl sink & drainer unit. Built-in ceramic hob, double oven and extractor hood. High gloss worksurfaces and tiled splashbacks. Plumbed for washing machine & dishwasher. Tiled floor. Door to rear garden.

UPPER LANDING

The upper landing has doors leading into the bedrooms and bathroom. Fitted carpet. Hatch to loft. 1 double power point.

BEDROOM 1 11' x 8'9

Double room to the rear. Fitted double wardrobe. Deep storage cupboard. Fitted carpet. Central heating radiator. 2 double power points.

BEDROOM 2 12'2 x 11'1

Double room to the front. Fitted wardrobe. Fitted carpet. 2 double power points. Central heating radiator.

BEDROOM 3 9'7 x 9'3

Single room with window to the front. Fitted cupboard over the stairs. Laminate flooring. Central heating radiator. 2 double power point.

BATHROOM 6'4 x 5'7

Recently refitted with white 3 piece suite with shower fitting over the bath. Inset wash hand basin with built-in storage below. Laminate flooring. CH radiator. Window to the rear.

GARDENS

To the front there is a small open garden with a path leading to the rear of the house. The large rear garden is generally west facing getting all of the available afternoon and evening sun. 2 large sheds are included in the price. There is also an allocated parking space to the front.



Prospective purchasers are requested to note formal interest with our Property Department as soon as possible after viewing in order that they may be informed of any closing date. Offers should be sent to the Property Department at 77 Main Street, Davidsons Mains, Edinburgh, EH4 5AD.

These particulars do not form part of any contract. None of the services or appliances within this property have been tested by the selling agents, therefore no warranty can be given as to their condition. All measurements are approximate and taken at widest points. If there are floor plans on the particulars they are for illustration purposes only and are not to scale.