

Jardine Phillips
Solicitors • Estate Agents

LIBERTON

112 THE MURRAYS
EH17 8UP



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EPC RATING: C

FIXED PRICE £250,000

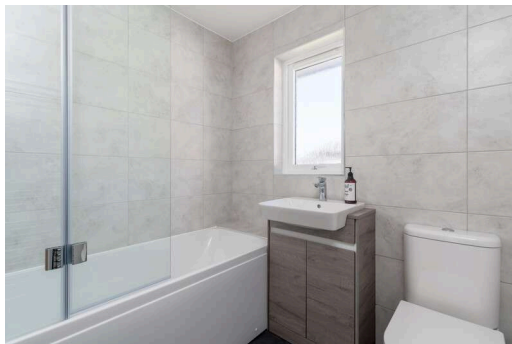
PROPERTY DESCRIPTION

- Sunny, spacious sitting room to the front with arch to
- Dining room with sliding patio doors to the garden and under stair storage and door to
- Kitchen with wide range of fitted units & appliances, small breakfast bar, dual aspect windows and door to rear garden
- Large master bedroom to the front with fitted wardrobes
- Double bedroom 2 to the rear, again with fitted wardrobes
- Bedroom 3 to the front with storage over the stairs, currently used as a study
- Recently upgraded, tiled family bathroom with bath with shower over (from the combi boiler), vanity sink unit and wc
- Gas central heating from combi boiler replaced in 2017
- Timber double glazed windows
- Intruder alarm
- Large rear garden with patio, lawn, shrub borders and handy shed
- Front garden area and private off street parking in driveway round to the side of the property



VIEWING
BY APPOINTMENT
0131 4466850





LOVELY BRIGHT THREE BED SEMI IN POPULAR DEVELOPMENT ON THE OUTSKIRTS OF EDINBURGH

This super house would make a perfect home for young professionals or a family, being situated on this nice quiet development, close to good local amenities and great schools. The property is well presented and ready to move into. Secluded rear garden. Excellent bus services into the city centre and easy access to the motorway network.

AREA

Liberton is a popular area in the south of the city which is mainly residential but with a range of local shops. Further amenities are available in Cameron Toll Shopping Centre, Gilmerton or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and is ideally located for Edinburgh University's Kings Buildings, Napier University and the Royal Infirmary. There are great outdoor spaces in the area including Burdiehouse Burn, Liberton public park and the Braid Hills, together with a good range of golf clubs and leisure facilities. Regular bus services run nearby with convenient travel links to the city centre. There is also very easy access onto the city bypass and the motorway network beyond.

EXTRAS

The curtains and carpets, light fittings, built in gas hob, oven, cooker hood, washing machine and integrated fridge and freezer are included in the sale.

HOME REPORT VALUATION

£250,000

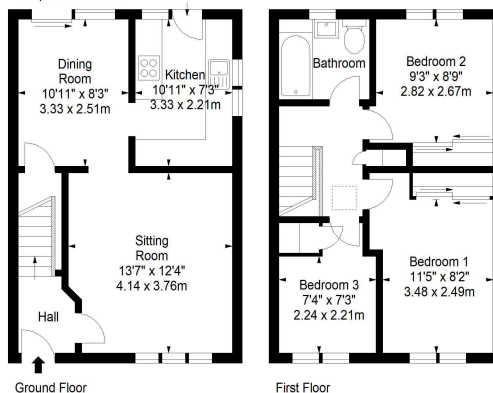


Hall	
Sitting room	
Dining room	13'7 x 12'4 (4.14 x 3.76m)
Kitchen	10'11 x 8'3 (3.33 x 2.51m)
Bedroom 1	10'11 x 7'3 (3.33 x 2.21m)
Bedroom 2	11'5 x 8'2 (3.48 x 2.59m)
Bedroom 3	9'3 x 8'9 (2.82 x 2.67m)
Bathroom	7'4 x 7'3 (2.24 x 2.21m)

The Murrays,
Edinburgh,
Midlothian, EH17 8UP



Approx. Gross Internal Area
800 Sq Ft - 74.32 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

