










Offers Over  
**£270,000**

## 1 1F1 Murieston Crescent

Dalry | Edinburgh | EH11 2LG

A tremendous opportunity has arisen to acquire this stylish and impressive two bedroom first floor flat forming part of a handsome tenement within the heart of the ever-popular area of Dalry. Close the city centre, excellent amenities and transport links, the property will undoubtedly appeal to a variety of buyers including professionals, couples and buy-to-let investors. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with useful storage provisions and an overhead pulley drying rack, lovely lounge/diner with a gas fireplace, Edinburgh press cupboard, gorgeous cornicing and a leafy green outlook, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting, two generously-proportioned double bedrooms both with ample room for freestanding furniture and different configurations while one has a sizeable walk-in cupboard, and a partially-paneled bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include a secure door entry system, real wooden flooring, gas central heating and single glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a well-kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

## Viewing

Sunday 2-4pm or by appointment through Neilsons on 0131 625 2222.



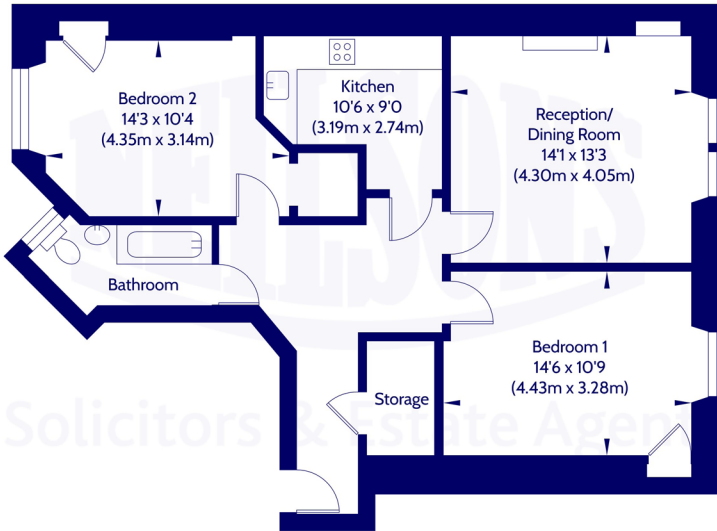


## Location

This property is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network. The area is well served by a frequent bus service to the City Centre and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate vicinity. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.



Approx. Gross Internal Floor Area 77.28 Sq M / 832 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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