

**235 The Murrays  
Edinburgh EH17 8UT**

**Offers Over £420,000**

- Entrance hallway with under stair storage and W.C.
- Bay window lounge with gas fireplace
- Kitchen/diner with a range of floor and wall mounted units, gas hob and double electric oven and appliances included
- Three double bedrooms with master featuring ensuite and fitted furniture
- Single bedroom
- Dining room/fifth bedroom
- Large conservatory
- Utility room with additional storage and white goods
- Gas central heating and double glazing
- Private front and back gardens
- Off-street parking and double garage





## Detached

Blair Cadell are delighted to bring to market this superb four/five bed detached house in the heart of The Murrays. With fantastic living space and private garden, the property would be the ideal family home and viewings are a must.

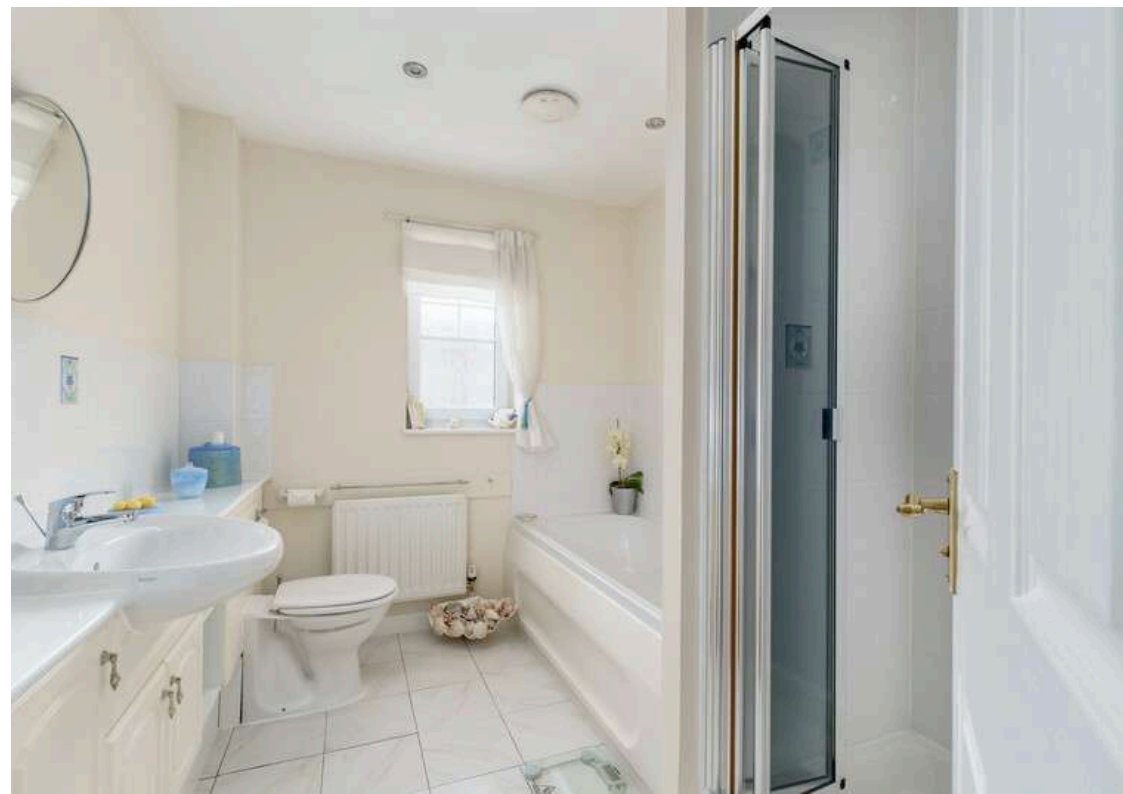
On the ground floor the accommodation comprises of an entrance hallway with a large under stair storage cupboard and a useful W.C. A large bay window lounge with a gas fire place making it perfect for evening relaxing that opens through to a large South facing conservatory ideal for the summer months. Kitchen/dining room perfect for hosting friends and family, the kitchen is fitted with a range for floor and wall mounted units, gas hob and electric double oven and integrated appliances. There is a dining room which could also easily be used as a fifth bedroom. On the first floor the landing has a large linen cupboard, boiler cupboard and offers access to a partially floored attic. There are three double bedrooms and a single bedroom with the master featuring a dressing area with built in wardrobes and an en-suite with a mains walk in shower and a two-piece suite. There is also a family bathroom with a three-piece suite and mains walk in shower. The property benefits from gas central heating and double glazing throughout for maximum efficiency. Outside there is a beautifully kept garden which has a lovely patio area perfect for hosting barbeques, lawn area for children to run around and established flower beds for the garden enthusiast. The property also benefits from off-street parking for at least 3 cars and a large double garage offering plenty of storage space or conversion options.

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city by-pass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary and the Medical School. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury

**Viewing by appointment on 0131 337 1800**





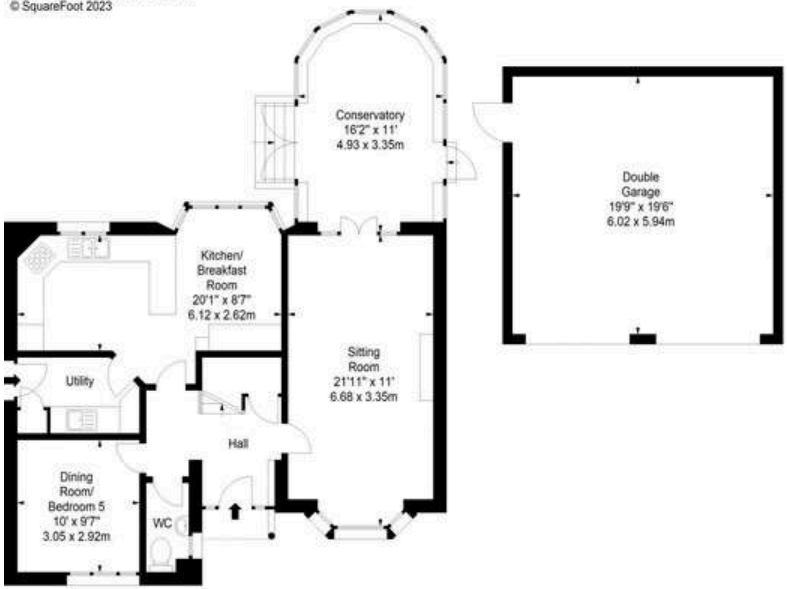




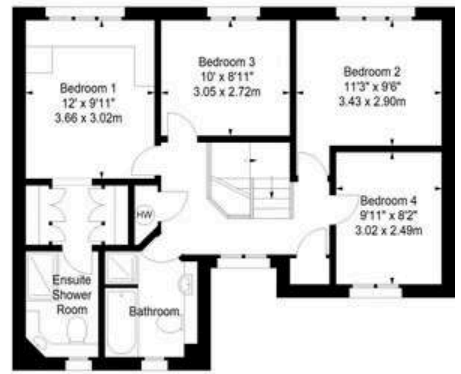
**The Murrays,  
Edinburgh,  
Midlothian, EH17 8UT**



Approx. Gross Internal Area  
1589 Sq Ft - 147.62 Sq M  
Double Garage  
Approx. Gross Internal Area  
385 Sq Ft - 35.77 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



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