



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 4, 4 MURIELSTON TERRACE

Dalry, Edinburgh, EH11 2LH



Enjoying stylish, contemporary interiors perfectly blended with lovely period details, this first-floor flat forms part of a traditional tenement building in Dalry and offers a large living room with an adjoining study, a generous kitchen/dining room, two double bedrooms and a bathroom. The flat additionally benefits from access to a shared garden and has parkland on the doorstep, as well as being within easy reach of excellent amenities and the city centre.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor fan, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Traditional first-floor flat in Dalry
- Stylish, contemporary interiors
- Lovingly retained period features
- Secure shared stairwell
- Hall with built-in storage
- Elegant living room with adjoining study
- Two double bedrooms
- Bathroom with rolltop bathtub
- Shared garden
- Controlled on-street parking (Zone S4)
- EPC rating - C
- Council Tax Band - D



TAKE
ME TO
KYOTO





“TRADITIONAL FIRST-FLOOR
FLAT IN DALRY WITH
STYLISH, CONTEMPORARY
INTERIORS AND LOVELY
PERIOD FEATURES”

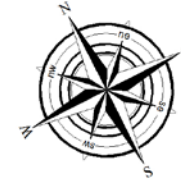




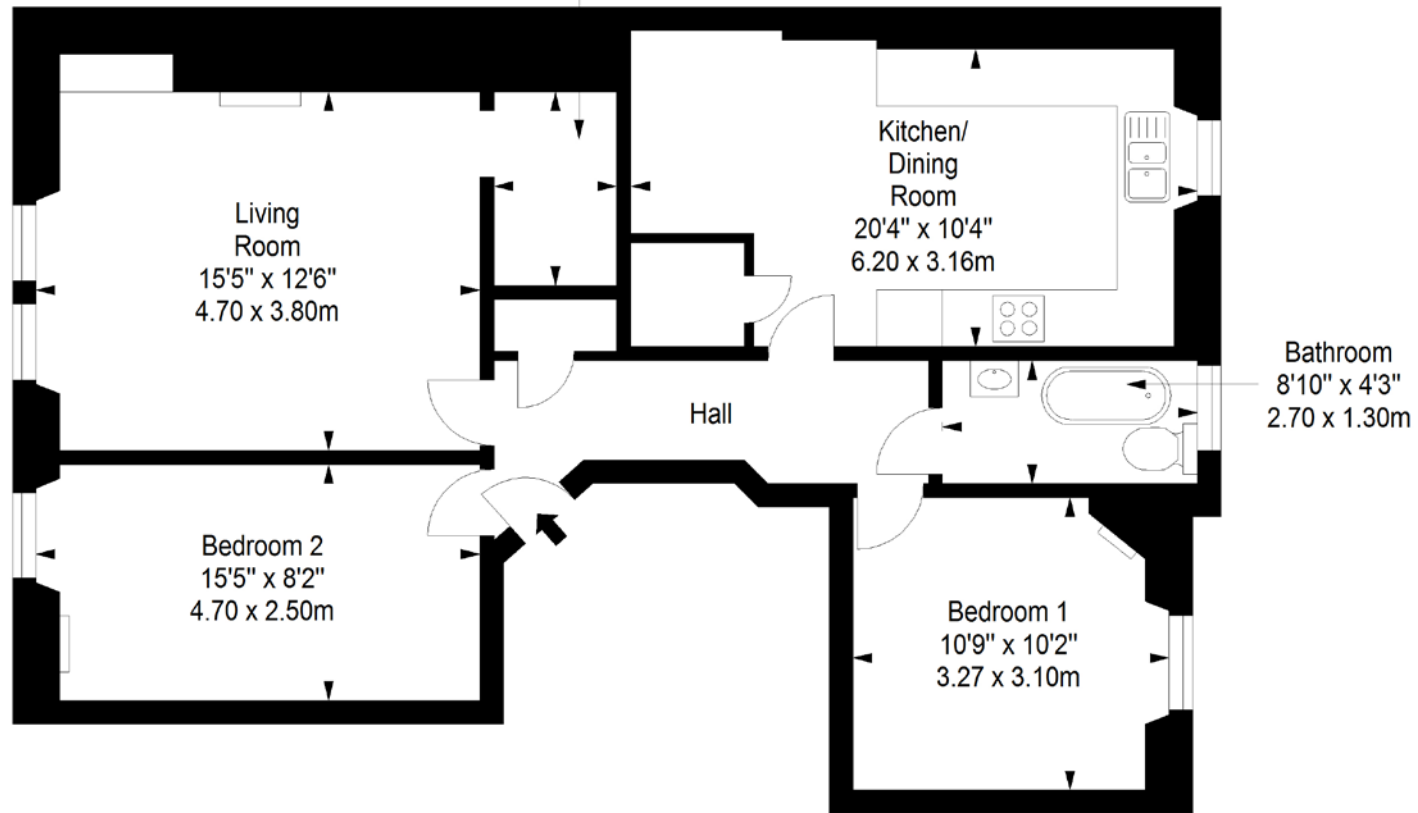
FLOORPLAN

First Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



Study
6'9" x 4'3"
2.06 x 1.30m



Total area: approx. 73.8 sq. metres (794.4 sq. feet)



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