



203 The Murrays
Liberton, Edinburgh, EH17 8UN

CALL US ON 0131 447 4747

203 The Murrays, Liberton, Edinburgh, EH17 8UN

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Cloakroom/WC.
- Good sized bay windowed living room with feature gas fire.
- Formal dining room.
- Doors to spacious conservatory at rear with access to rear garden.
- Breakfasting kitchen with appliances.
- Storage cupboard & access to rear garden.
- Upper landing with excellent storage.
- Access to attic storage space.
- Master bedroom with fitted bedroom furniture & en-suite shower room.
- Three further bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Driveway leading to garage.
- Enclosed south facing garden to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A detached villa within an established development in the popular Liberton district of the city, perfectly positioned for access into Edinburgh City Centre and close to a wide range of local amenities. The property is set in an ideal commuter base with its close proximity to the Edinburgh City Bypass and would make a perfect family home in a good location.

COUNCIL TAX BAND: G.
TRAIN STATION: APPROXIMATELY 4.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 12.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 500 METRES.

LOCATION

The Murrays development is situated off Lasswade Road, in the popular Liberton district of Edinburgh which lies to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills and Pentland Hills. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses with Gracemount Leisure Centre with gym and swimming pool just a short distance away. Excellent cycle paths/walkways are on hand leading to many parts of Edinburgh and Midlothian including Straiton Pond, Burdiehouse Burn, Craigmillar Castle with direct access to Roslin and Shawfair. There are excellent commuter links to Edinburgh City Centre via frequent bus links with the City of Edinburgh Bypass close at hand linking Scotland's main motorway network system. Schooling is well-represented from nursery to senior level and there are day to day shops within Liberton with a Morrisons and Lidl supermarket both on Gilmerton Road. Further amenities can be found at Straiton Retail Park which is only a short drive away and offers a wide range of high street stores, including a Marks and Spencer food outlet, a large Asda superstore, a Costco wholesale store and Ikea.

EXTRAS:

All fitted carpets and floor coverings, light fittings, window blinds, kitchen appliances to include the integrated hob, double oven, microwave, fridge/freezer, automatic washing machine and dishwasher. The summerhouse and garden bench will also be included within the for sale price.

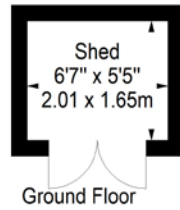


**The Murrays,
Edinburgh,
Midlothian, EH17 8UN**

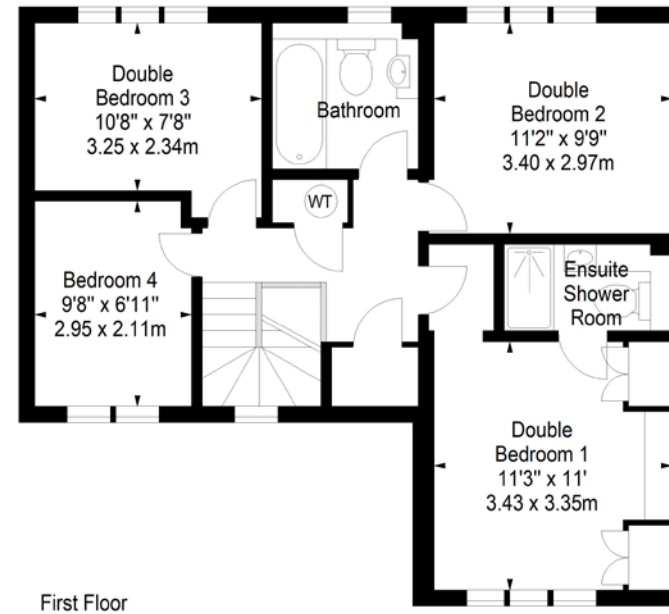
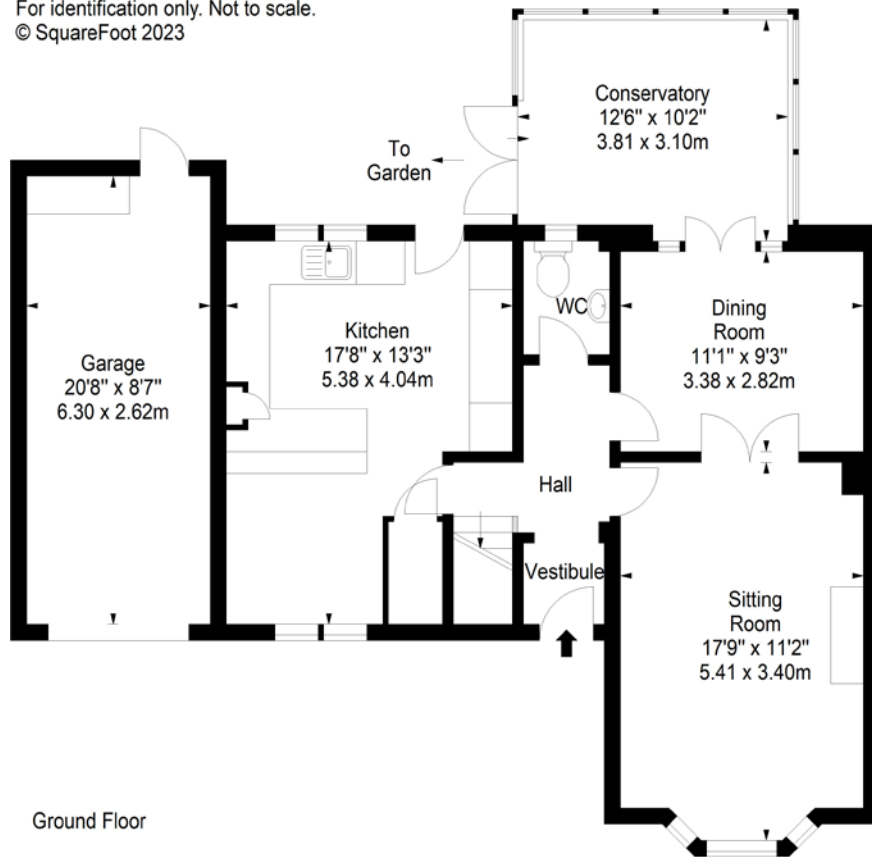


Approx. Gross Internal Area
1559 Sq Ft - 144.83 Sq M
(Including Garage)

Shed
Approx. Gross Internal Area
36 Sq Ft - 3.34 Sq M
For identification only. Not to scale.
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Energy Performance
Certificate Rating C



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.