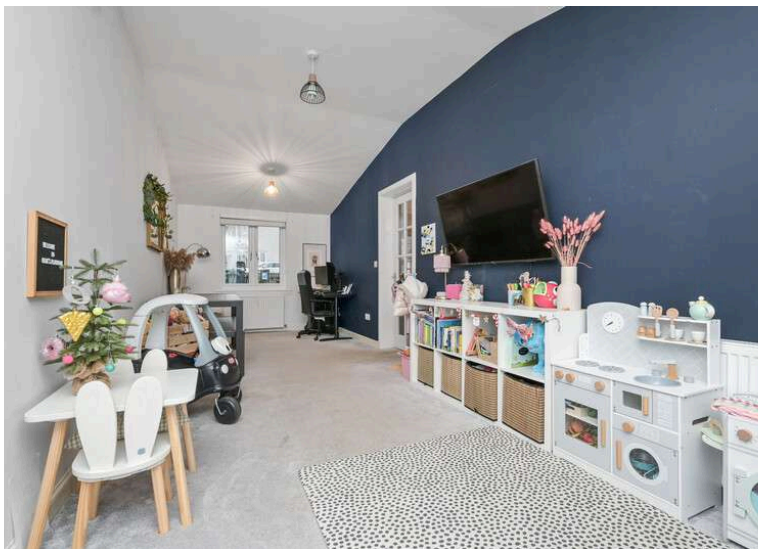
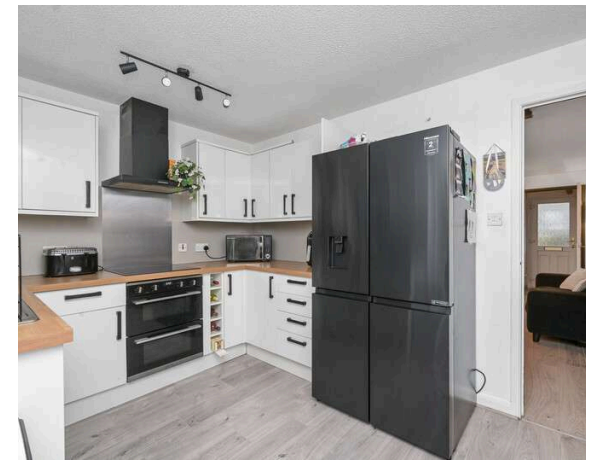




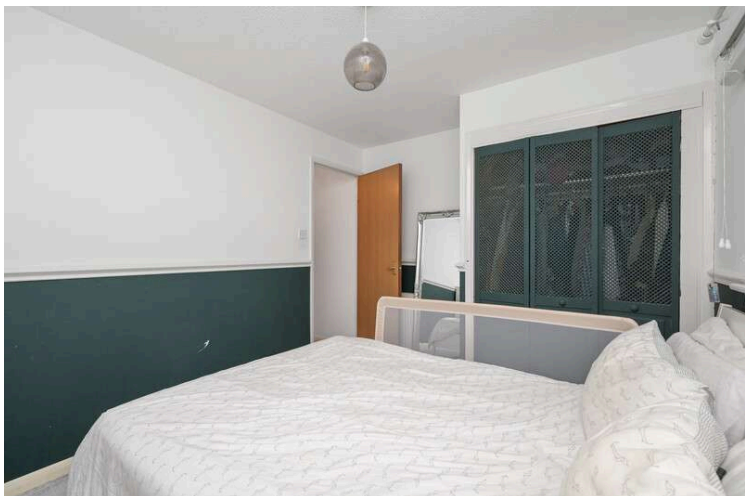
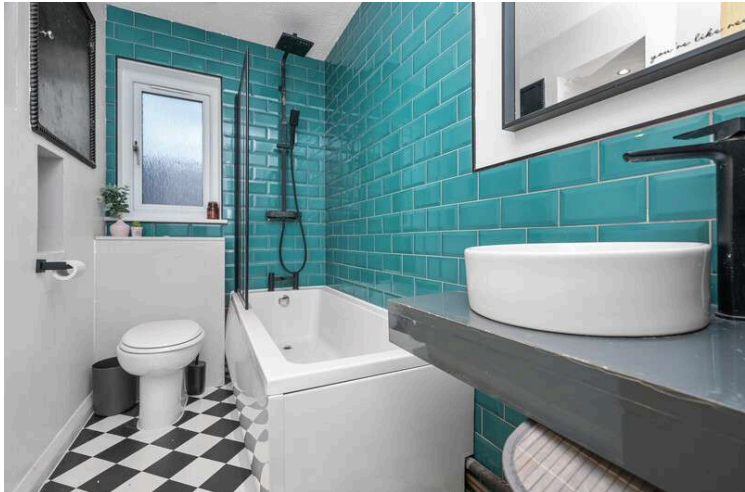
160 The Murrays Brae, Edinburgh, EH17 8UH

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Charming and particularly appealing, this two bedroom semi-detached villa boasts a large extension to the side, set within private front, side and rear gardens forming part of a mature, well established modern development. The property is ideally located in the popular Murrays Brae development close to many local amenities and transport links. This excellent property offers flexible accommodation arranged over two levels and represents an ideal family home in a very popular and convenient part of the city. The living room gives direct access by French doors to a superb dual aspect family room which has direct access to the garden. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Bright and spacious front facing living room.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Generously proportioned dual aspect family room with patio doors allowing direct access to the rear garden.
- Staircase to upper level, hatch to attic accessed by a fixed ladder.
- Rear facing double bedroom with built in wardrobes.
- Front facing double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Private gardens to the front, side and rear along with a driveway.



Location

Liberton is a suburb in the south, of the city, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencers and Sainsburys, is within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

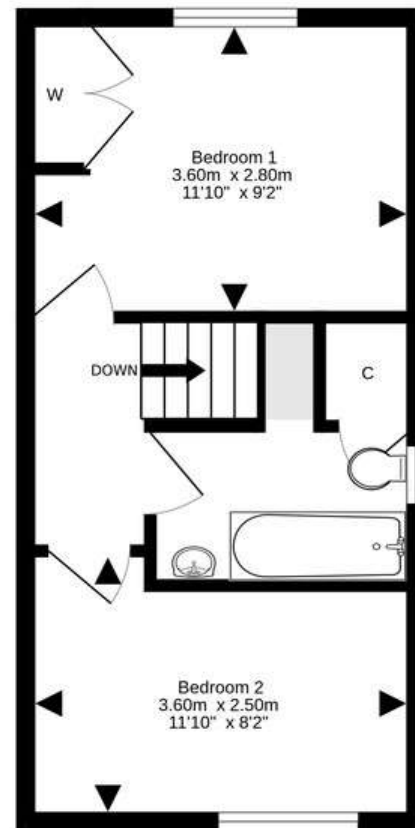
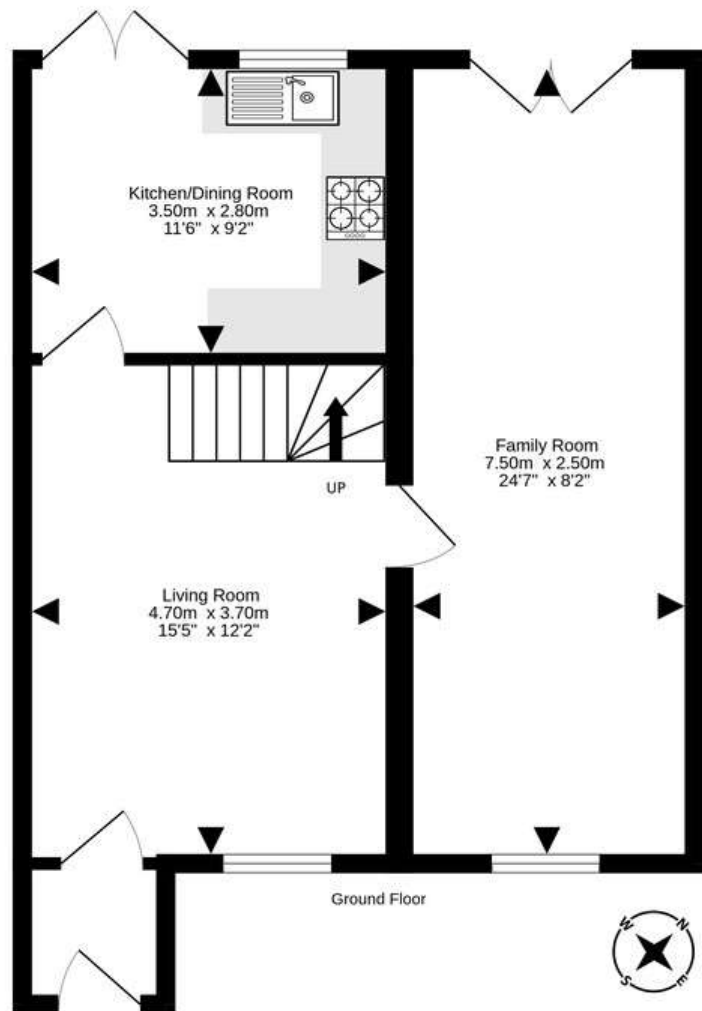
Extras

Included in the sale are the integrated kitchen appliances, all fixtures & fittings and floor coverings. Please note the American Fridge/freezer is not included in the sale price.

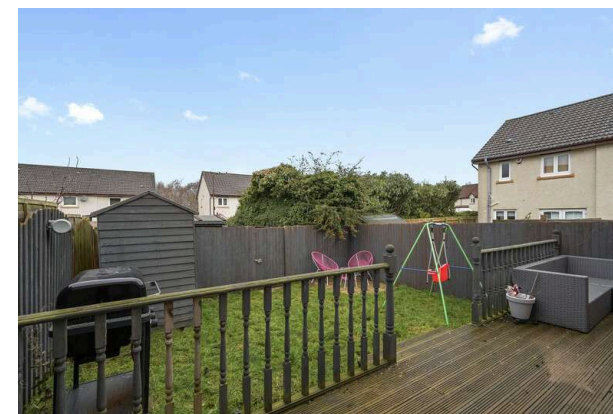
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

ēspc
McDougall McQueen