

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

21/1 Murieston Crescent, Edinburgh, EH11 2ER  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

## Location

This property is located in Dalry, a popular residential district of Edinburgh, just west of the city centre and is ideally placed for easy access to the city centre.

The area has a vibrant atmosphere, and provides a comprehensive range of local amenities including a Lidl and Co-op with the West End of the City a short walk away.

There are a number of leisure opportunities in the area including Gorgie Farm, Dalry Swim Centre, and Fountain Park with a multiscreen cinema, fitness centre and numerous restaurants.

Regular bus services run along Dalry Road to the centre and surrounding areas, with Haymarket Station, Napier and Heriot-Watt universities and Edinburgh College also within easy reach. The Tram link is close by at Murrayfield offering a regular service to the City Centre and also Edinburgh Airport.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

Entrance hallway

Large living room with feature fireplace, press cupboards, cornicing and wooden floor

Modern fitted kitchen with hob, oven, extractor fan and washing machine. These items are believed to be in good working order though their condition is not warranted.

Two double bedrooms

Bathroom with shower over bath, wash basin and WC

Small, private front garden area

Communal garden to the rear

Lovely original features

Gas Central Heating

Double Glazing



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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

