



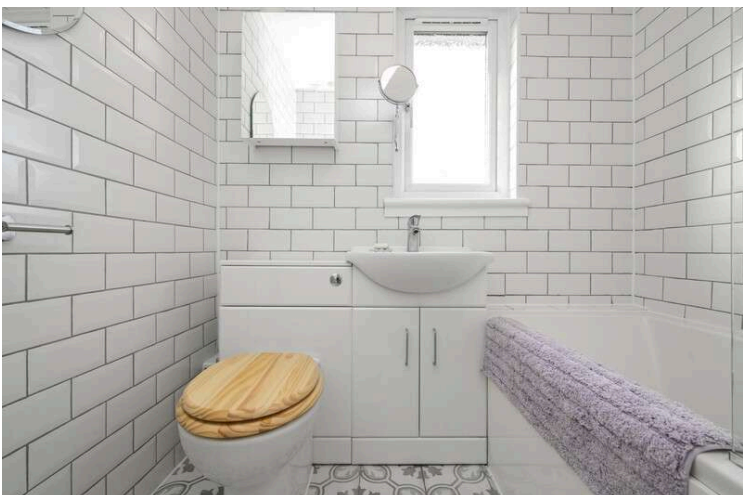
24 The Murrays Brae, Edinburgh, EH17 8UG

www.mcdougallmcqueen.co.uk



Impressive, bright and spacious three bedroom semi-detached property arranged over two floors with gardens to the front and rear along with a driveway offers excellent modern day living. The property is ideally located in the popular Murrays area of Edinburgh within the Liberton suburb close to many local amenities and transport links whilst being a short distance from the City Bypass. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Living and dining room, French doors access the garden.
- Kitchen equipped with a range of wall and base units along with integrated appliances, door accesses the rear garden.
- Upper landing with storage cupboard and hatch to partially floored attic accessed by a fixed ladder.
- Front facing double bedroom.
- Double bedroom rear facing with lovely views of the Pentland Hills.
- Third bedroom front facing.
- Stylish bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing throughout.
- Gas central heating.
- Enclosed rear garden with garden shed.
- Front garden and 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 Spencer and Sainsburys 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.

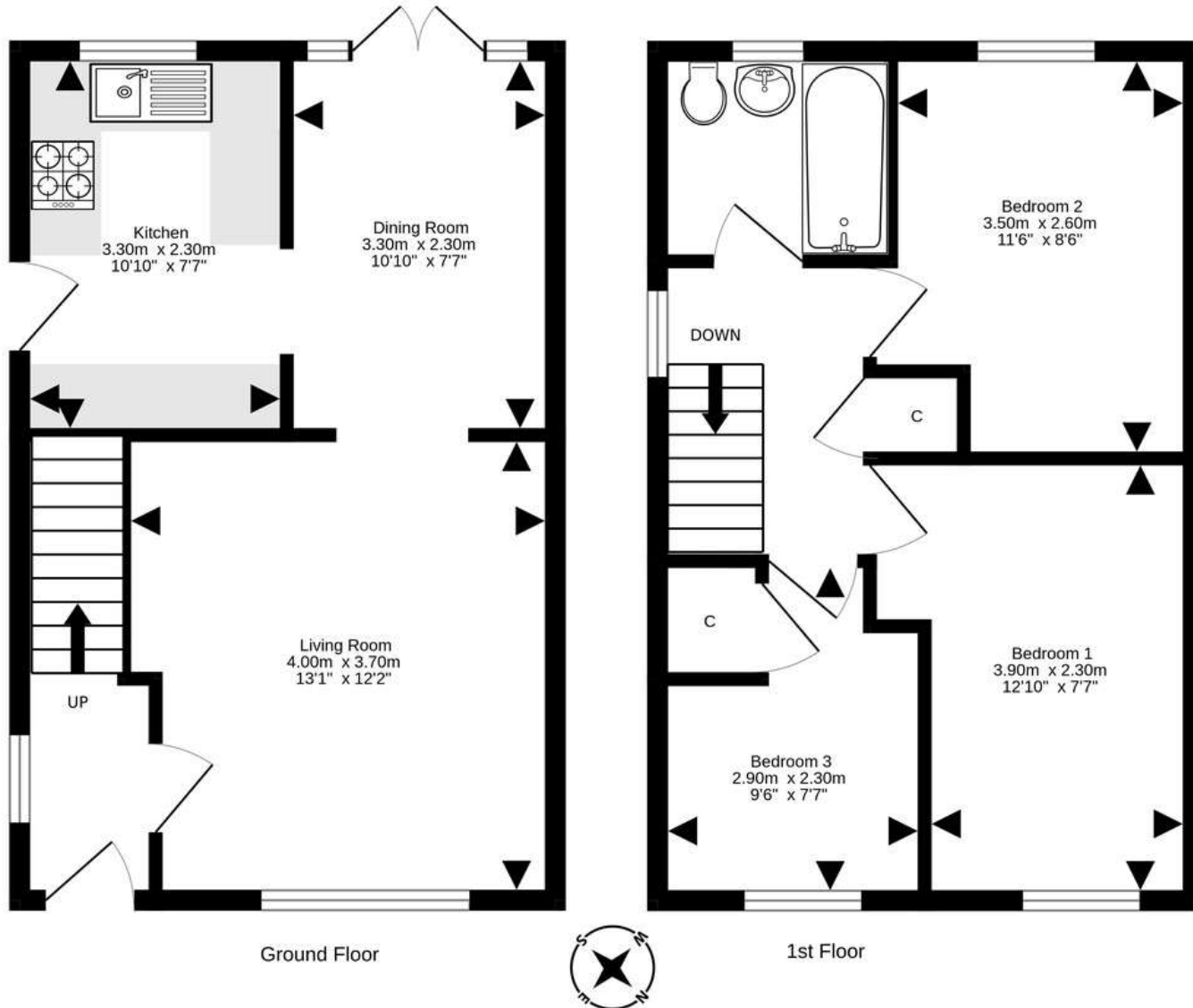
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and floor coverings. Please note the shelves in the living room will not be included in the sale.

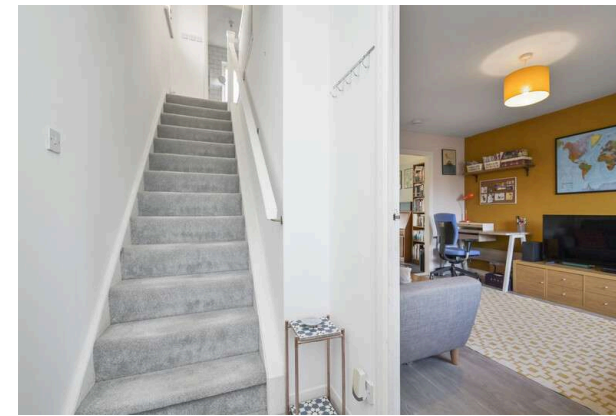
Price & Viewing

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.

