



2/2 (1f1) Murieston Terrace
Dalry, Edinburgh, EH11 2LH

CALL US ON 0131 447 4747

2/2 (1f1) Murieston Terrace, Dalry, Edinburgh, EH11 2LH

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

- Shared secured entry.
- Reception hall with excellent storage.
- Good sized living room with feature fire.
- Overlooking Murieston Park.
- Dining kitchen with appliances.
- Larder storage cupboard.
- Generously proportioned double bedroom.
- Box bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Well maintained communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A first floor flat part of a well maintained traditional tenement building in the popular and vibrant Dalry district of the city, within walking distance of Edinburgh's West End and an excellent range of local amenities. The property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND:
TRAIN STATION:
AIRPORT:
BUSES:

C.
APPROXIMATELY 0.6 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 6.6 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

The property is situated in a quiet residential street in the Dalry area which is superbly located for easy access to local amenities along Dalry Road, the West End and the city centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountainpark which offers a leisure club, bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station is located conveniently nearby for those looking to commute to Glasgow or further afield.

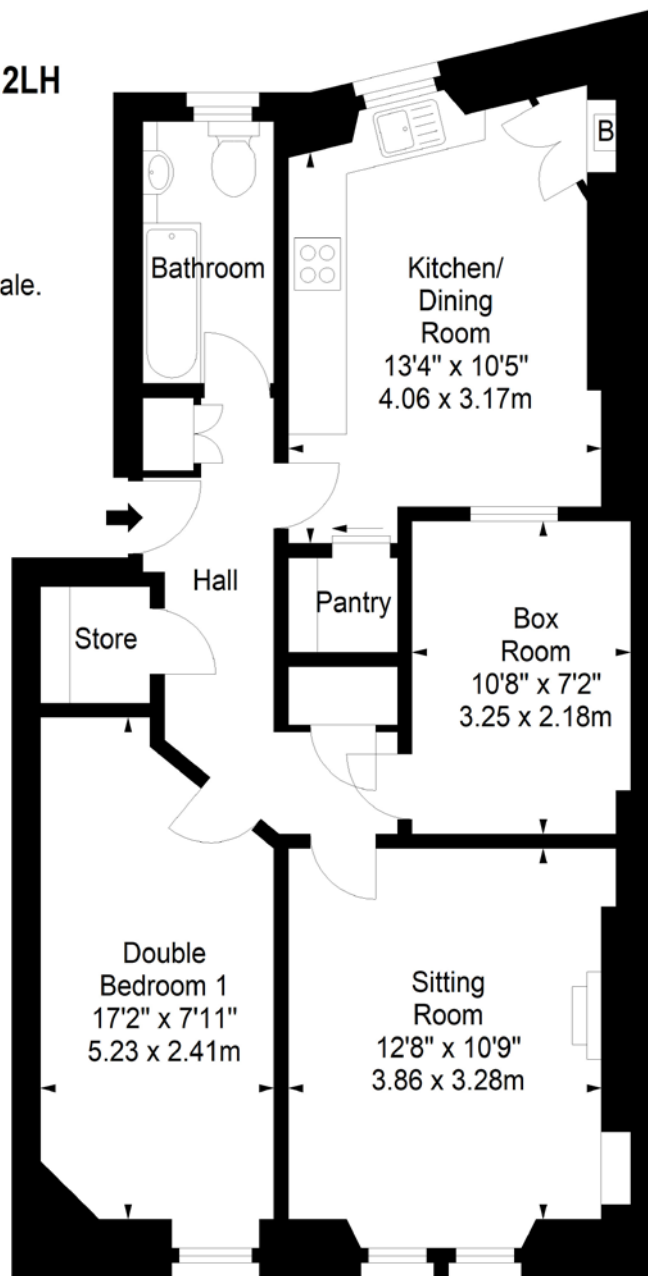
EXTRAS:

All fitted carpets and floor coverings, light fittings, curtains, poles and window blinds, kitchen appliances to include the freestanding cooker, automatic washing machine and fridge/freezer for all which there will be no guarantees. Some furniture within the property may be available through negotiation.

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Approx. Gross Internal Area
708 Sq Ft - 65.77 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Energy Performance
Certificate Rating C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.