



20/8 Murano Place, Edinburgh, EH7 5HG

Description

Wonderfully located in a quiet cul-de-sac just around the corner from the bustling Leith Walk, this bright and spacious two-bedroom top floor flat forms part of a modern development close to the city centre. The flat is in good condition with gas central heating and double glazing throughout. The property comes with an allocated parking space within a secure, gated private car park. It also has a fantastic outlook to the rear with views of Arthur's seat. Given the short walk to town and the nearby convenience of the new tram route on Leith Walk, it's perfectly placed for those who want to have all the capital has to offer on their doorstep.

The accommodation comprises:

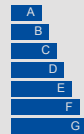
- Generous living room with pleasant views of Arthur's Seat
- Entrance hall with two storage cupboards and hatch to the partially floored loft, which provides excellent storage
- Spacious Master bedroom with double built-in wardrobes and en-suite shower room with mains pressure shower, wash basin with vanity unit and WC
- Bedroom two is good sized double bedroom with built-in wardrobes
- Family bathroom with wall hung wash basin, WC and bath with newly installed electric shower above



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
Unknown



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Outside and Parking

The property has an allocated parking space within a secure, gated private car park. There is also residents' permit parking available on street.

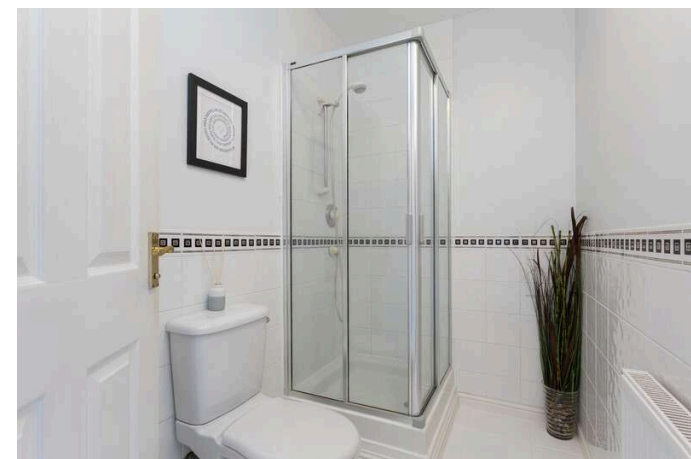
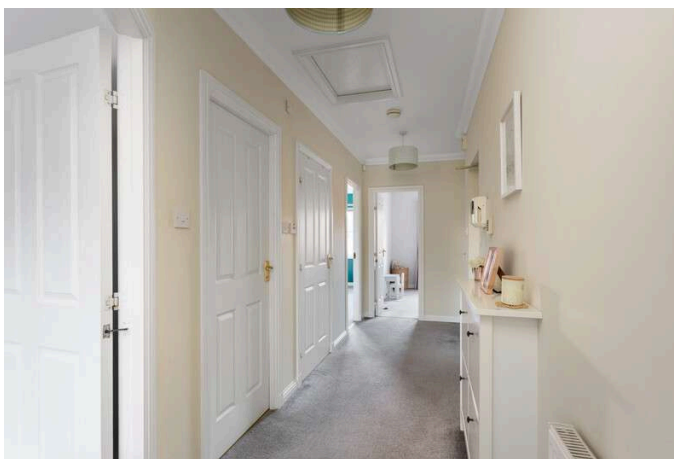
Location

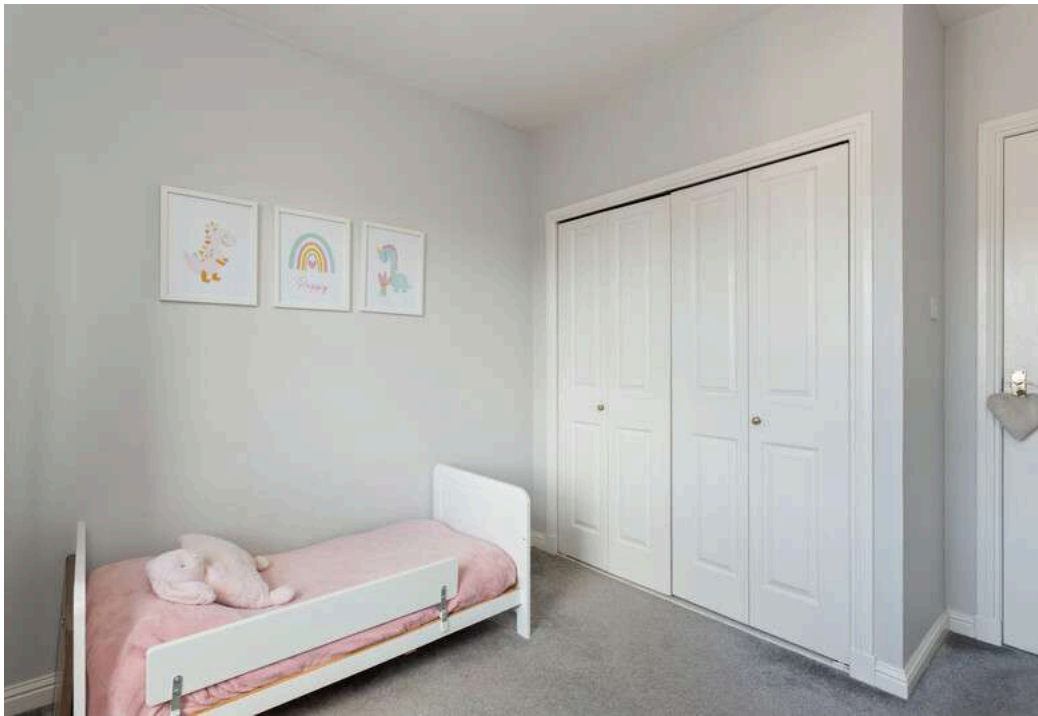
The property is located on the edge of the Hillside area and Leith, slightly north of the City Centre. It is therefore well placed for the vast number of shopping facilities, cultural and historical sites, restaurants and bars on offer in Edinburgh City Centre. Leith itself is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessens, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. Further amenities close by include The Playhouse Theatre and St James Quarter. The area is served by a frequent bus service operating to the City centre and the Edinburgh tram network.

Extras

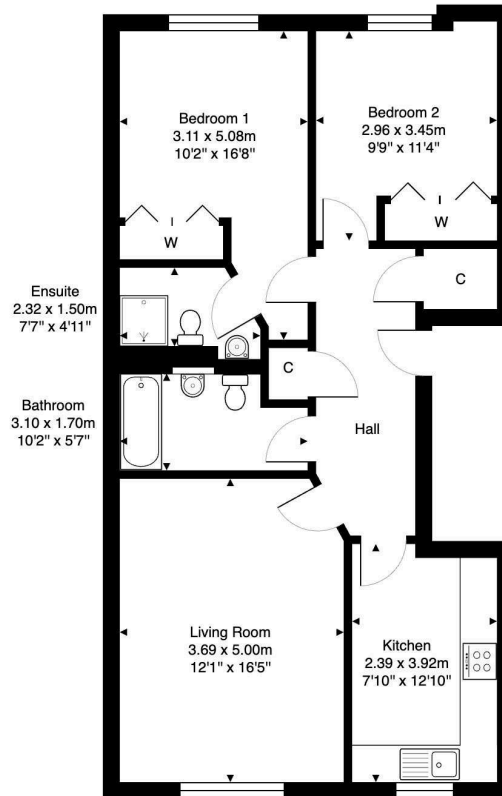
The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

Council Tax - Band E









Third Floor



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Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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