



GILSON GRAY

LAW • PROPERTY • FINANCE

146 THE MURRAYS BRAE

Liberton, Edinburgh, EH17 8UH



Peacefully located just 20 minutes' drive from central Edinburgh and conveniently close to the City Bypass, this modern end-terraced house enjoys private parking, a large enclosed garden, and leafy open views to the rear. The delightful home offers two double bedrooms, a bathroom, and a bright reception room leading to a stylish kitchen with garden access – a perfect layout for everyday living and social gatherings throughout the year.

Extras: All fitted floor and window coverings and light fittings are included.

FEATURES

- Quiet suburban setting with a leafy outlook
- Modern end-terraced house with tasteful décor
- Bright entrance porch
- Southerly-facing living/dining room
- Kitchen offering garden access
- Two double bedrooms (one with generous storage)
- Bright, chicly-tiled bathroom with a shower-over-bath
- Good-sized enclosed rear garden with a shed
- Private driveway and garden to the front
- Gas central heating and double glazing







"THE PROPERTY AND ITS QUIET, WELL-CONNECTED LOCATION WILL APPEAL TO FIRST-TIME BUYERS, PROFESSIONALS, AND YOUNG FAMILIES."





EPC RATING:



COUNCIL TAX BAND:

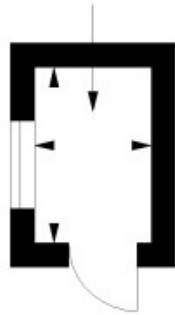


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed

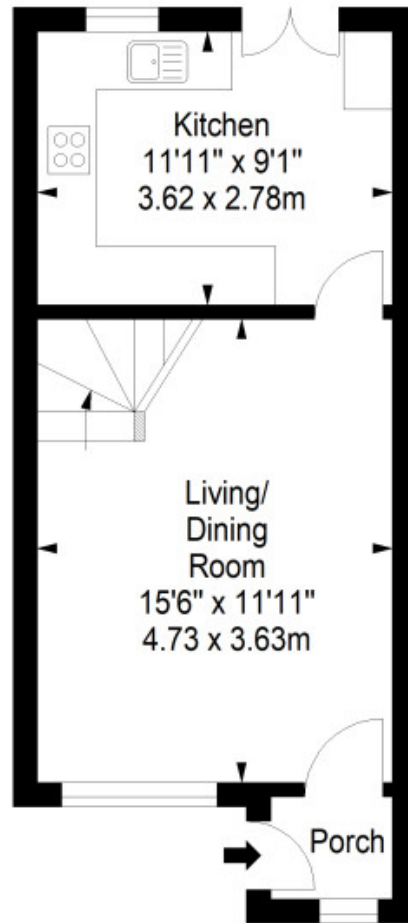
Approx. 2.2 sq. metres (23.7 sq. feet)

Shed
5'11" x 3'11"
1.80 x 1.20m



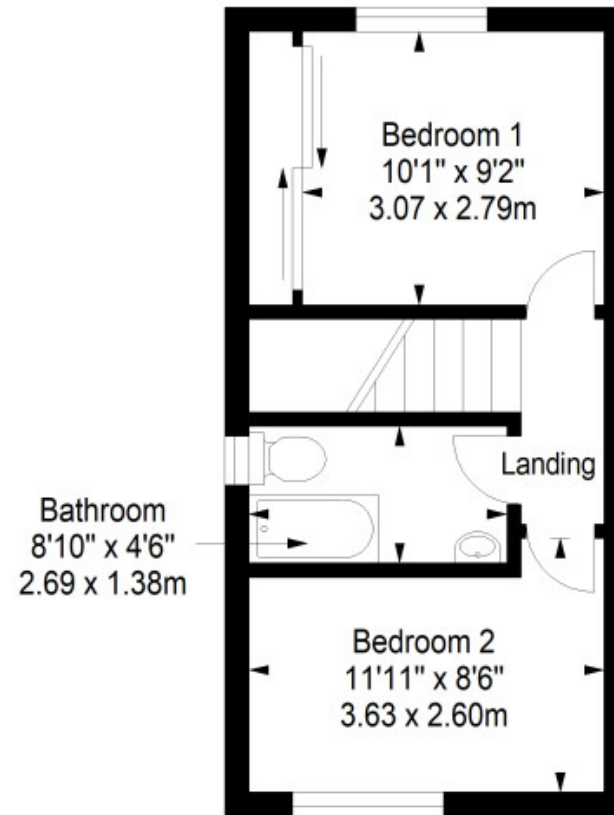
Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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