










Fixed Price

£259,000

4/5 Murieston Crescent

Dalry | Edinburgh | EH11 2LQ

A beautifully presented, second floor flat, forming part of a well kept traditional tenement located in the heart of the popular residential district of Dalry. Close to the City Centre, excellent amenities and transport links, this stylish home is sure to appeal to a variety of buyers including professionals and couples and early viewing is recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Well maintained communal garden
-  Permit / meter parking
-  EPC rating – D
-  Council tax band - C



Description

In true move in condition, the accommodation briefly comprises a welcoming hallway with entryphone system, deep storage cupboard with light and second storage cupboard with rail, a bright lounge to the front with plenty of natural light from a double window, a modern dining kitchen with a range of sleek white units with co-ordinated worktops, a deep pantry cupboard and a pleasant window seat overlooking the lovely communal garden, a principle bedroom, a second single bedroom and completing the accommodation is a stylish, fully tiled bathroom with a shower over the bath.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob and electric oven, fridge/freezer and washing machine. Other furniture included is Living room; Sofa, Large wall mirror, Bedroom 5; Items Ikea double wardrobe, tall and deep mirrored linen unit, large chest of drawers, 2 bedside cabinets, Kitchen; dining room table and chairs, Large mirror, rug, Single bedroom; single bed.



Gardens and Parking

There is a well maintained communal garden located to the rear of the building and for the car owner, permit and meter parking is available to the front and surrounding streets.



Communal charges

The residents within the stair each contribute £12 per year to the upkeep of the garden and £40 per year for the stair cleaning and maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).



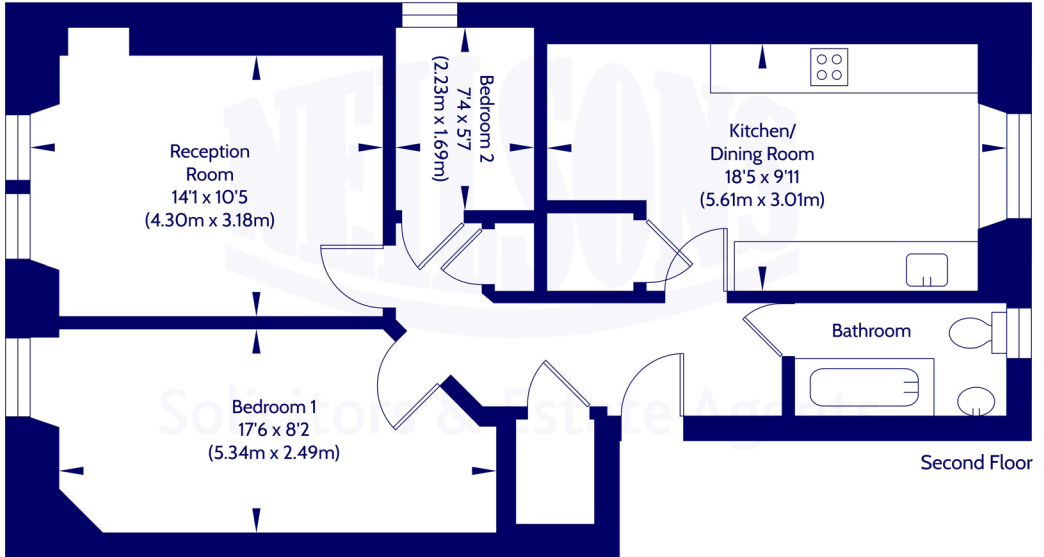


Location

This property is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network. The area is well served by a frequent bus service to the City Centre and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate vicinity. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.



Approx. Gross Internal Floor Area 61.82 Sq M / 665 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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