



21/8 Murieston Lane  
Dalry, Edinburgh EH11 2LX

CALL US ON 0131 447 4747

# 21/8 Murieston Lane, Dalry, Edinburgh EH11 2LX

**Viewing arrangements: Please see ESPC Booking Calendar on the ESPC website.**

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room with space for table & chairs.
- Fitted kitchen with appliances.
- Two double bedrooms with built-in storage.
- Modern fitted bathroom with shower.
- Electric heating.
- Double glazing.
- Communal grounds.
- Residents' parking situated at rear.
- Bin store.



## GENERAL DESCRIPTION

A well-presented top-floor flat, part of an established development in the vibrant Dalry district of the City, within walking distance of Edinburgh City Centre and a wide range of local amenities. The property would make an ideal purchase for a first-time buyer, young couple or perhaps letting purposes, and the move-in accommodation comprises:

## RESIDENTS' ASSOCIATION:

There is a residents' association that pays for the maintenance of all the communal areas and monitoring of the car park at the rear. The approximate charge for this is £15 per calendar month.

## 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 Fountain Park 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.

**COUNCIL TAX BAND:** D.

**AIRPORT:** APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.

**TRAIN STATION:** APPROXIMATELY 0.7 MILES TO HAYMARKET TRAIN STATION.

**BUSES:** WITHIN 100 METRES.

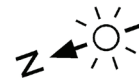
**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE/FREEZER, AND AUTOMATIC WASHING MACHINE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.**



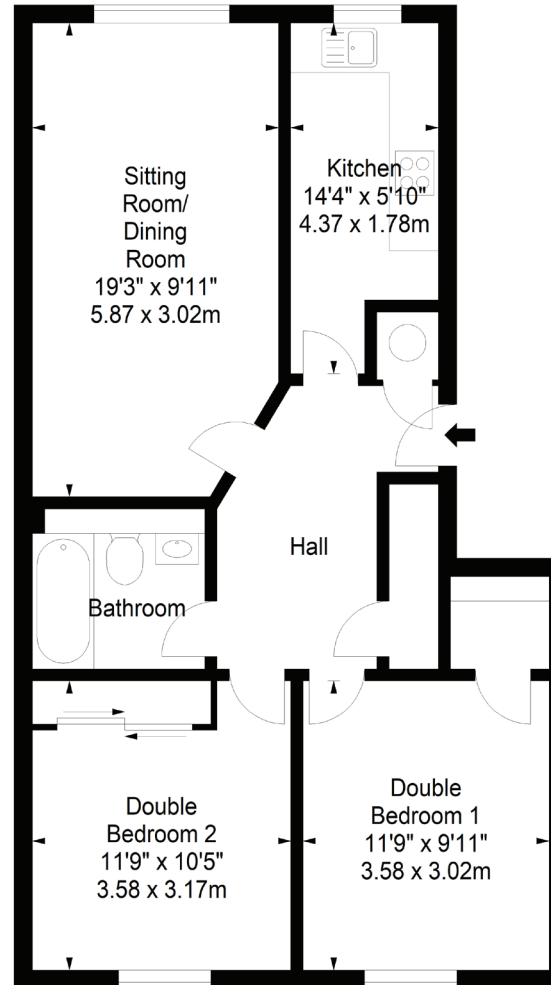


ENERGY PERFORMANCE  
CERTIFICATE RATING D

Murieston Lane,  
Edinburgh, EH11 2LX



Approx. Gross Internal Area  
707 Sq Ft - 65.68 Sq M  
For identification only. Not to scale.  
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Third Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.