



Solicitors & Estate Agents










Offers Over

£175,000

21/4 Murieston Lane

Dalry | Edinburgh | EH11 2LX

This attractive dual aspect flat is situated off a quiet cobbled street in the high amenity area of Dalry and is in easy reach of Haymarket Station and the West End by way of good public transport. Ideally suited to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming hallway with ample storage provisions; spacious reception room offering ample space for a dining table and a bay window flooding the room with natural light; kitchen with a good range of fitted wall and base units and a mix of integrated and free standing appliances; two well proportioned double bedrooms both with a neutral décor and in built storage options; fully tiled bathroom showcasing a crisp white three piece suite with an electric shower over the bath and a glass screen.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

There are well maintained communal gardens and residents parking within the development. The development is managed by Rose Court Residents Association for a monthly fee of approx. £15. This includes the cost of the carpark lights, stair cleaning and maintenance of the gardens.

Viewing

Please contact Neilsons on 0131 625 2222.





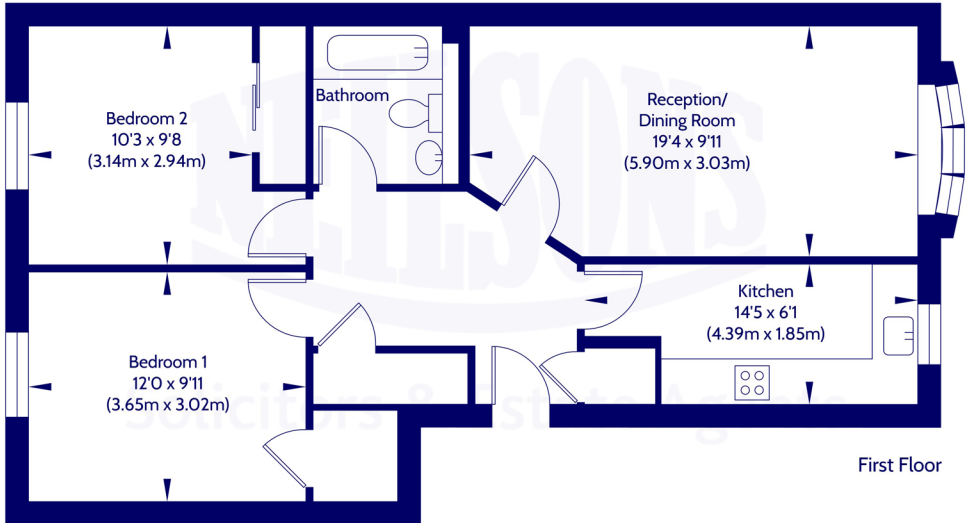
Location

The property is located within the sought after high amenity area of Dalry, located to the south-west of the City Centre. Excellent amenities can be found close by including a Sainsbury supermarket, Lidl and 24 hour Asda at Chesser. The City Centre is a short distance from the property with an excellent public transport service available on the doorstep travelling to many parts of the City. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/restaurants.





Approx. Gross Internal Floor Area 64.33 Sq M / 692 Sq Ft.



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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