



**10/8 Murieston Terrace, Dalry,
Edinburgh, EH11 2LH**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

ONE BEDROOM, FIRST FLOOR FLAT



This immaculate, one bedroom, first floor flat has a fantastic location overlooking Murieston Park, in the popular Dalry area of Edinburgh, close to excellent local amenities and transport links. The property has been very nicely decorated throughout in neutral colours, has laminate flooring, toning blinds and the furniture is included in the sale, ideal for first time buyers or an investment opportunity. The accommodation consists of a communal stair, a hallway, with a cupboard housing the fridge freezer. A lovely bright, open plan kitchen/dining/living room, with a good range of soft grey, modern units, appliances, complementary worktops and a breakfast bar for dining. The living area overlooks the communal garden to the rear and has a cupboard housing the boiler. There is also access to the box room from the living area, perfect for home working or further storage. There is a generous double bedroom and a smart shower room. There is a communal garden and also Murieston Park is opposite the flat.

- Communal stair
- Hall
- Open plan, kitchen/dining/living room
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Communal garden
- Permit parking





DALRY

Dalry is a popular residential area to the West of the City Centre, within walking distance of the West End. There is a wide selection of local amenities including a Lidl supermarket. The area offers excellent leisure and recreational facilities nearby, including the Dalry Swim Centre, the Union Canal walkway and cycle path at Edinburgh Quay, and the Fountain Park Leisure Complex at Fountainbridge with its many bars, restaurants, multi-screen cinema, Nuffield Health Gym and bowling alley. The home of Scottish rugby is a short distance away at Murrayfield Stadium. There are great transport links with Haymarket Railway Station being perfect for commuters, as well as the new Tram Network and regular bus services providing access in and around the City. By car, major road networks are quickly and easily accessible as is access to Edinburgh International Airport. Excellent schooling is well represented, with both the state and private schooling available.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, microwave, washing machine, fridge freezer are included in the sale (no warranties given). Furniture is included in the sale if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

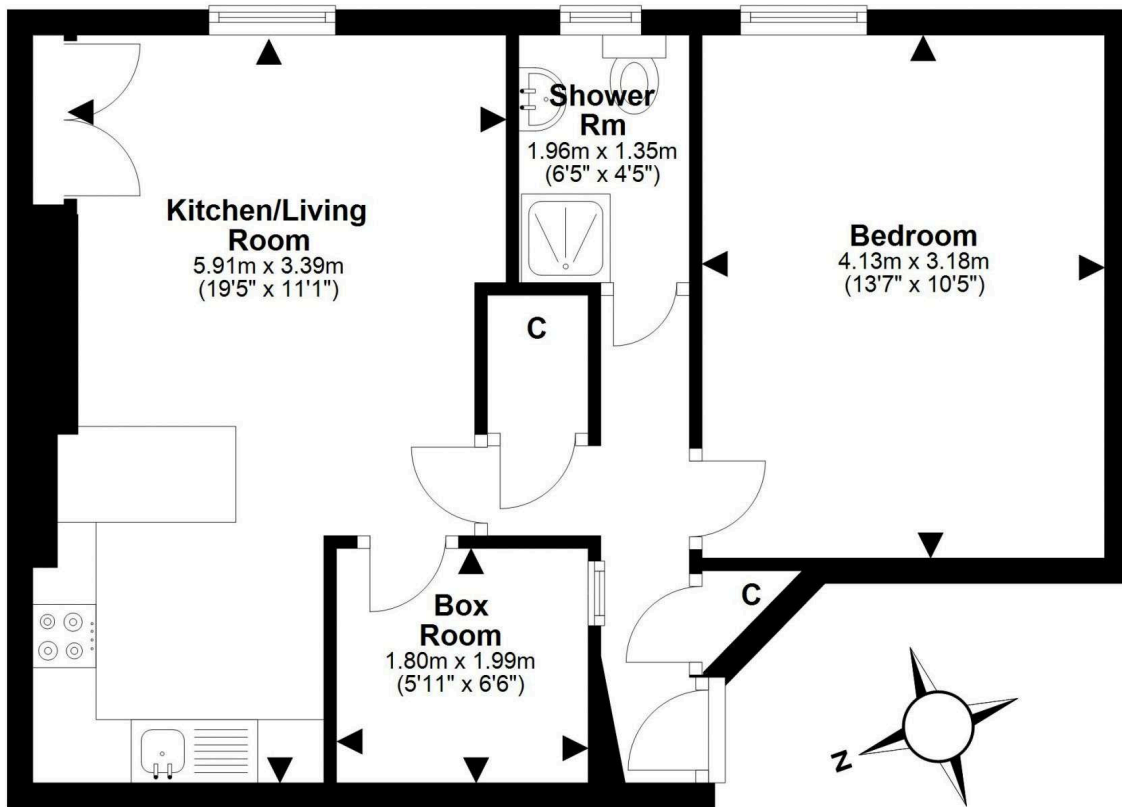
B

Home Report Valuation

£190,000

EPC Rating

C



Total area: approx. 42.6 sq. metres (458.9 sq. feet)

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer. PlanUp 2024
Plan produced using PlanUp.



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