



GILSON GRAY

LAW • PROPERTY • FINANCE

7/5 MURIELSTON PLACE

Dalry, Edinburgh, EH11 2LT



Offering a stylish city home with attractive, modern interiors throughout, this two-bedroom first-floor flat in Dalry represents an ideally proportioned home for first time buyers, professionals, couples, young families, and rental investors alike. The immediate area is home to excellent amenities, with Murieston Park lying adjacent to the development and shops, schools, transport links, and other everyday essentials all within easy reach. The heart of the city centre is also under two miles away with Haymarket train station also situated close by.

Extras: Integrated kitchen appliances comprising a double oven and hob will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Modern, first-floor flat in Dalry
- Opposite the leafy Murieston Park
- Stylish, modern interiors throughout
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Generous open-plan living/dining room
- Sleek, contemporary fitted kitchen
- Two double bedrooms with built-in wardrobes
- Attractive bathroom with shower-over-bath
- Private, gated residents' parking at the rear
- Excellent location, with amenities close by







"THIS TWO-BEDROOM, FIRST FLOOR FLAT IS PRESENTED WITH STYLISH, MODERN INTERIORS AND TASTEFUL DÉCOR."





EPC RATING:



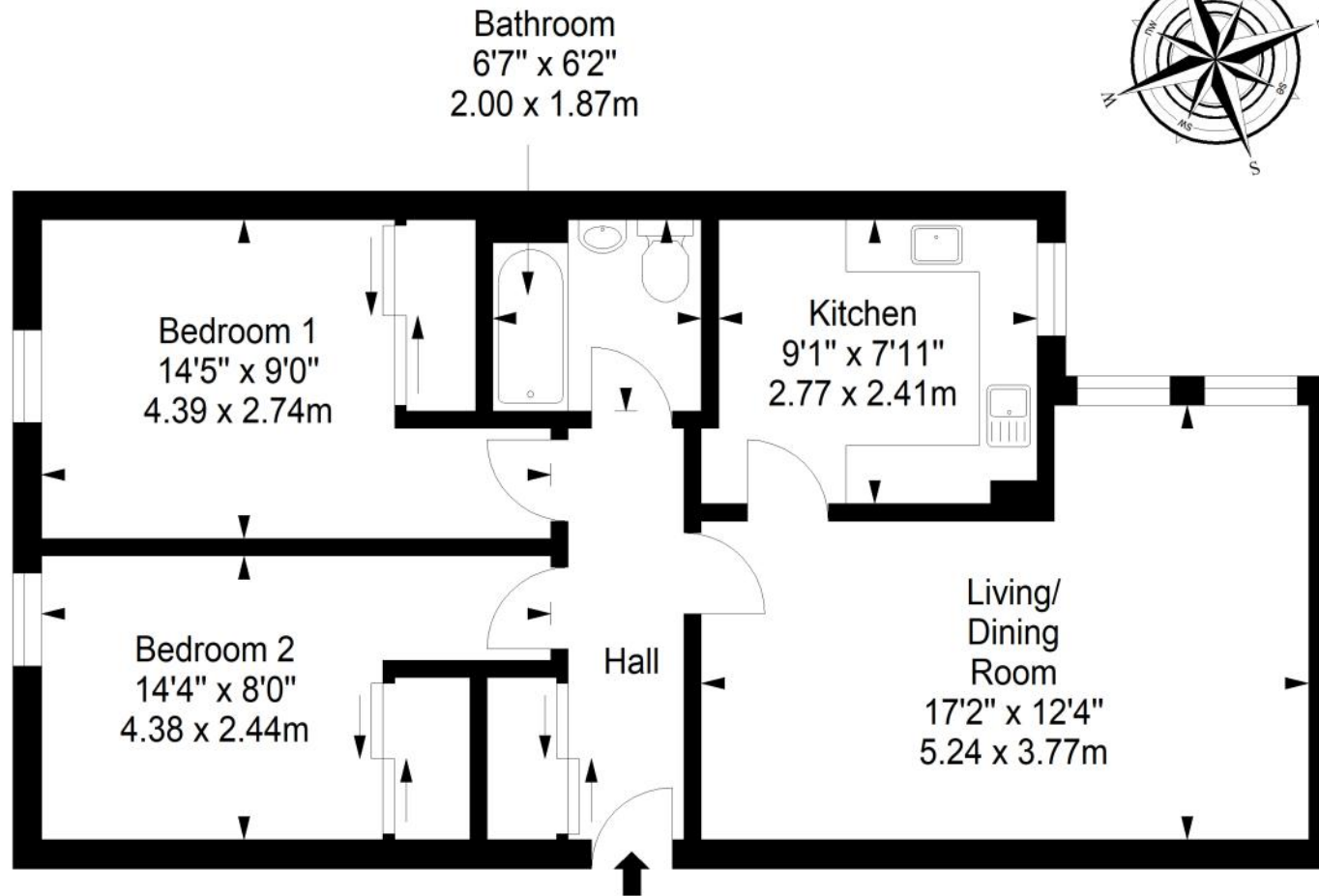
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 sq. feet)



GILSONGRAY.CO.UK

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