

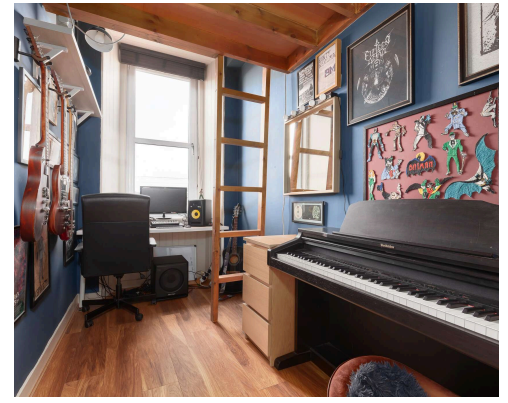
DALRY

5 (2F1) MURIELSTON PLACE, DALRY
EH11 2LT



EPC RATING: C

OFFERS OVER £210,000



BEAUTIFULLY PRESENTED TRADITIONAL TWO BED SECOND FLOOR FLAT IN TRENDY DALRY

This wonderful two bed period property has been decorated in period colours and updated with contemporary kitchen & bathroom fittings, making it an ideal home for professionals, students, sharers or a young family. With all the amenities of Dalry & Gorgie a short walk away, a wonderful park on your doorstep and great bus links into the city centre and to Heriot Watt & Napier Universities, this provides excellent lifestyle factors for any buyer.

VIEWING

Sun 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with access to a utility cupboard with washing machine & lots of handy storage space
- Large open plan living/kitchen/dining room with excellent range of cream shaker style fitted units, integrated NEFF appliances and a breakfast bar for dining. There is also a laundry room with the sink fitted washing machine & further storage
- Spacious master bedroom with huge fitted mirrored wardrobes & fitted desk in the window
- Second bedroom with mezzanine bed with space below currently used as a study/music room
- Fully tiled modern bathroom with bath with shower over, vanity sink unit, wc & fitted storage
- Gas central heating from combi boiler updated in 2019
- Double glazed windows
- Well maintained communal rear garden with large lawn
- Communal roof repairs recently completed
- Residents' permit parking in the street with free parking nearby in Russell Road

AREA

Dalry is a very popular up and coming area only 2 miles West of the city centre, offering an excellent range of supermarkets (Co-op & Lidl on Dalry Road and Sainsbury & Aldi on Gorgie Road). The area has become a popular foodie spot and there are numerous independent coffee shops, bars and restaurants available along Dalry Road, Haymarket & the West End. Once the Haymarket redevelopment programme is complete, there will be further bars & restaurants available and the hotly awaited Hoxton Hotel. The flat is close to a good range of amenities including the Dalry Swim Centre, Fountainpark Leisure Complex (Cineworld & Nuffield Health Centre) and Murrayfield Stadium. Murieston Park is on the doorstep and the Roseburn path and Union Canal also run nearby - ideal for walkers or cyclists. The property has excellent transport links including numerous buses, Haymarket train station & the tram. There are also easy links to the motorway network and beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, cooker hood, double oven, integrated microwave, fridge & washing machine are included in the sale.

HOME REPORT VALUATION

£220,000

Living/kitchen/dining room	18'6" x 10'1" (5.64 x 3.07m)
Bedroom 1	12'4" x 9'9" (3.76 x 2.97m)
Bedroom 2	10'6" x 5'9" (3.20 x 1.75m)

Murieston Place,
Edinburgh,
Midlothian, EH11 2LT

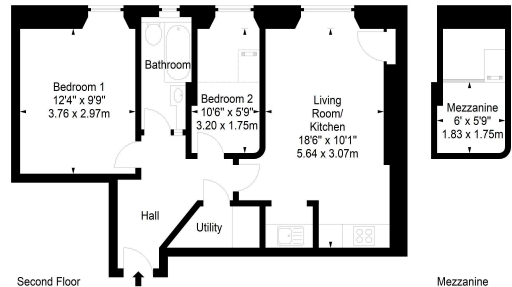
SquareFoot

Approx. Gross Internal Area
552 Sq Ft - 51.28 Sq M

Mezzanine
Approx. Gross Internal Area
33 Sq Ft - 3.07 Sq M

For identification only. Not to scale.

© SquareFoot 2024



Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

espc

rightmove
onTheMarket.com