



3/5 Murieston Road

Dalry, Edinburgh, EH11 2JJ



VMH ESTATE AGENTS



Third floor 2 bedroom flat situated in the popular Dalry area presented in move in condition, ideal for a first time buyer.

- Sitting room/kitchen
- 2 double bedrooms
- Shower room with 3 piece suite
- Secure entryphone system
- Presented in move in condition
- Bright & well proportioned
- Residents' Parking
- Ideal for a first time buyer
- Excellent location close to amenities
- Electric heating & double glazing



Offers Over: £190,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

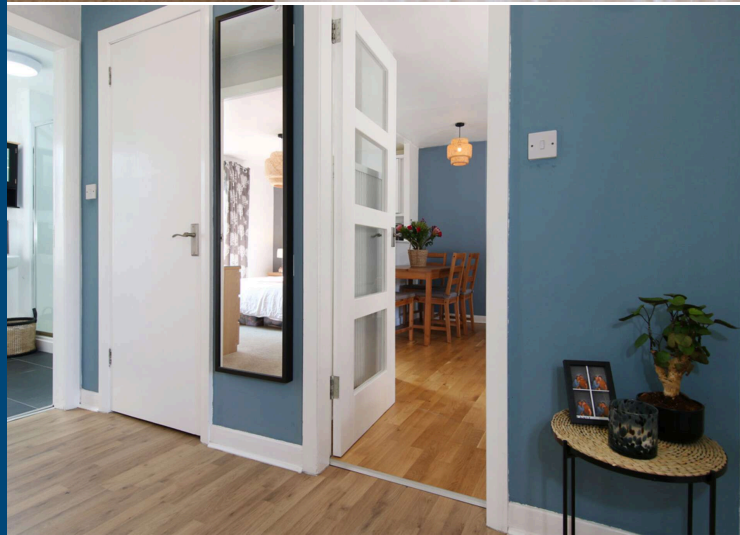
Situated in the popular Dalry area just a short distance from the city centre this 3rd floor two bedroom flat is ideal for a first time buyer.

The property offers bright & well proportioned accommodation and is presented in move in condition having been updated by the current seller.

The property further benefits from residents' parking to the rear.

Extras

To include all fitted floor coverings, curtains, blinds, oven, hob, fridge, freezer, washing machine and dishwasher. The light fittings in the living room and main bedroom are not included in the sale price.





Location

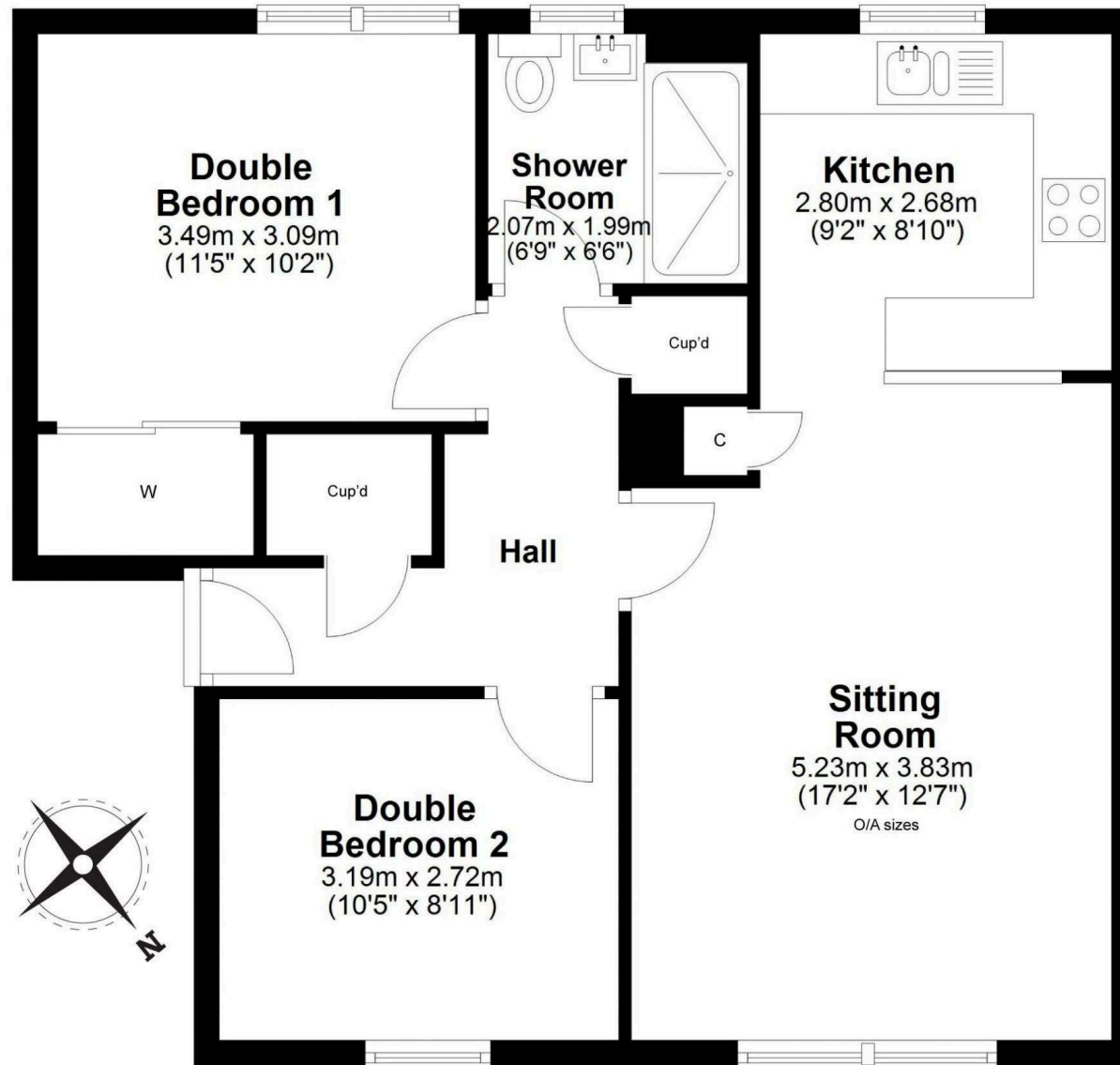
Dalry lies within easy reach of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service running along Dalry Road to the centre and surrounding areas. Alternatively, a number of major roads and Haymarket Railway Station allow for ease of commuting outwith the city boundaries, including Edinburgh International Airport. There are numerous good bars and restaurants within walking distance on Dalry Road and the convenience of Scotmid & Lidl supermarkets. The district of Dalry is well positioned to take full advantage of all of the facilities available within the cosmopolitan capital, including diversified shops, bars, restaurants, leisure centres including Fountain Park Leisure Complex with bars, restaurants, multi-screen cinema, health club and bowling alley, Dalry Swim Centre and a wealth of historical landmarks.



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Total Area: 63.0 m² ... 678.5 ft²

All measurements are approximate and for display purposes only



Second Floor



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.