



56 The Murrays, Edinburgh, EH17 8UP



Welcome

Welcome to The Murrays, this bright and spacious three/four bedroom semi-detached property offers well-proportioned accommodation arranged over two floors with gardens to the front and rear along with a gated, shared driveway. The property is quietly located in the leafy southern suburbs of Edinburgh, within a peaceful residential development close to excellent shopping facilities at both Cameron Toll shopping Centre and Straiton retail park, whilst being positioned for easy access to the City Bypass. This property will attract a variety of buyers and will be particularly appealing to growing families. Presented to the market in excellent order throughout, we would recommend an early viewing

- Reception hallway
- Front facing living room
- Impressive open plan dining kitchen with direct access to the garden
- Three bedrooms, one with en suite
- Family Room/Home Office/Bedroom Four
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage accessed by a fixed ladder
- Gas central heating
- Double glazing
- Shared driveway with further on street parking
- Private gardens front and rear







Liberton

The Liberton area of Edinburgh, which lies to the south of the city centre. Whilst enjoying a peaceful location, the property is within easy reach of public transport providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high street stores. Leisure and recreational facilities are within the vicinity including wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Gracemount Leisure Centre is nearby together with many golf courses. Edinburgh University King's Building campus is within easy reach. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh International Airport.

Extras

The integrated kitchen appliances, some curtains and blinds are included.





Get in touch

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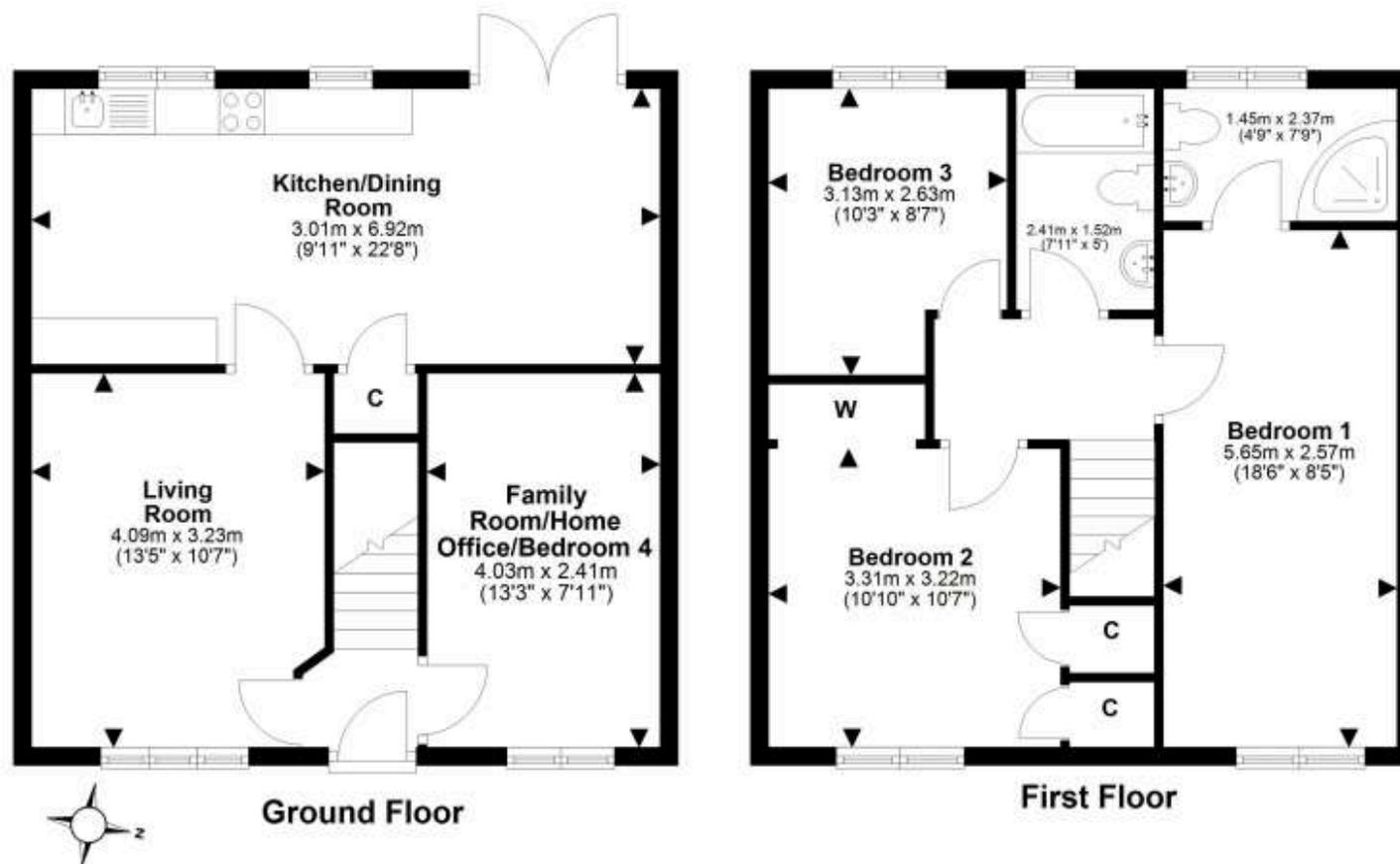
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.