

**25/5 Murrayburn Gardens
Wester Hailes EH14 2PA**

Offers Over £100,000

Entrance hallway with storage cupboard
Spacious lounge/dining room
Kitchen with appliances and access to a private balcony
2 Double bedrooms
Bathroom fitted with a three piece suite and electric shower
Large floored attic
Gas central heating and double glazing
Drying area
Ample parking available



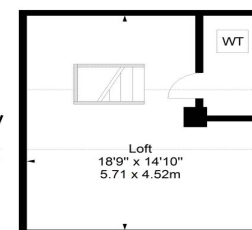
Spacious maisonette flat that will appeal to the first time buyer or investor

A well maintained and spacious maisonette flat located on the second and third floors of a four storey block. The property is in walk-in condition throughout and has the added attraction of a large floored attic space. Wester Hailes is located to the south west of the city centre which can be easily reached via a frequent public transport service that runs close by. The bypass is a short distance away and leads to the airport and the M8/9/90 motorway network. Locally the area is served by both primary and secondary schools both of which are within walking distance of the property. Shopping facilities can be found at Hermiston Gait, The Gyle Centre or the Wester Hailes Shopping Centre. Recreational facilities include Kingsknowe Golf Course, walks along the Union Canal and use of the sporting facilities at the Community High School.

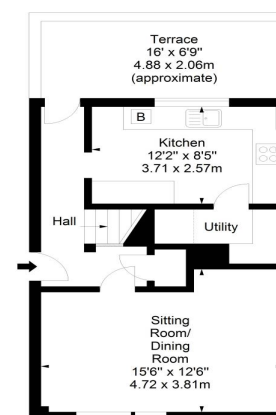


**Murrayburn Gardens,
Edinburgh,
Midlothian, EH14 2PA**

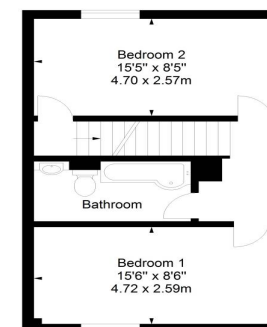
SquareFoot
Approx. Gross Internal Area
1111 Sq Ft - 103.21 Sq M
(includes loft)
For identification only. Not to scale.
© SquareFoot 2018



Fourth Floor



Second Floor



Third Floor

Council Tax Band A

Energy Rating D

Viewing on Sunday 1-3pm or by appointment phone 0131 337 1800

Property Centre:
1 Harrison Gardens
Edinburgh EH11 1SJ
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh/Legal Post
LP - 19, Edinburgh 2
E-mail: office@blaircadell.com
www.blaircadell.com



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