



## 117 The Murrays, Liberton, Edinburgh, EH17 8UN

Immaculately Presented and Spacious, Four-Bedroom, Detached Family Home

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# Property Description

Immaculately presented and spacious, four-bedroom, detached family home, with gardens and a driveway. Located in a quiet, family-friendly and popular development in the Liberton area, southeast of the city centre.

Comprises an entrance hall, a living and dining room, a kitchen, a conservatory, four flexible bedrooms, an en-suite bathroom, a family bathroom and a ground-floor WC.

In move-in condition, highlights include a stylish fitted kitchen, modern bathroom suites, contemporary flooring and tasteful decor throughout. In addition, there is HIVE gas central heating, double glazing, multiple TV points and good integrated storage, including a loft.

Externally, there is a lawn and double driveway to the front, whilst an enclosed rear garden features a lawn, patios and a shed.

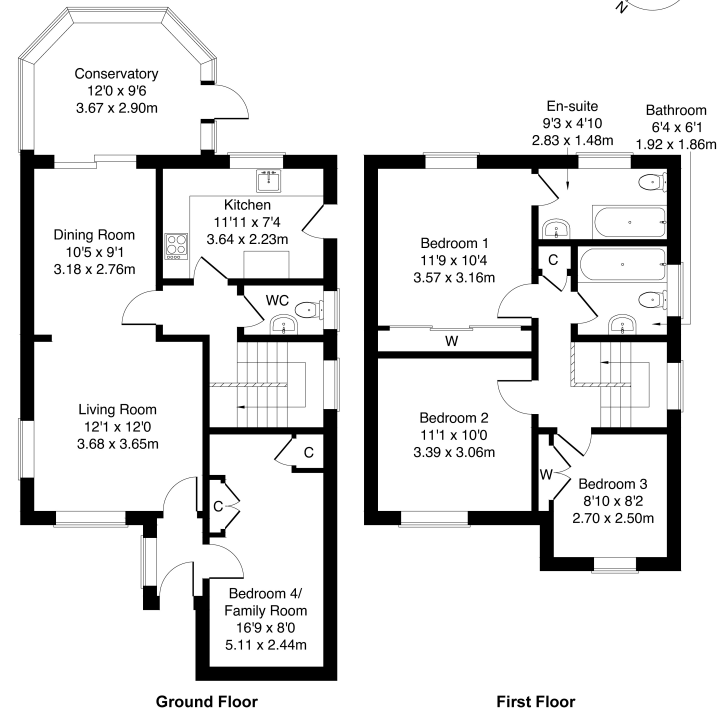
This established development includes unrestricted street parking bays and well-maintained grounds.

A bright entrance hall leads into a living room, finished with light, neutral decor and contemporary wood-effect flooring. Enjoying plenty of natural light from a wide, front-facing window, the spacious reception room provides versatile space for freestanding lounge furniture and flows openly into a dining room, with plenty of room for a family-sized dining table. Leading off the dining room is a conservatory providing further, flexible living space and an inner hall, affording access to a kitchen, with garden access, and a WC. The kitchen is fitted with neutrally toned units, wood-effect worktops and metro-tiled splashbacks, whilst appliances include an integrated oven, a gas hob and a stainless-steel canopy, with space available for freestanding appliances. Completing the ground-floor accommodation, a bedroom provides a versatile space, with alternative options for use.

Upstairs, three further bedrooms continue the tasteful presentation of the living space, with two benefiting from integrated wardrobe storage and the master bedroom enjoying an en-suite bathroom.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1292 sq ft - 120 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Liberton is an established residential area, south of Edinburgh city centre, offering an extensive range of family-orientated housing, with local shopping available throughout. A Morrisons supermarket is located on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks are situated throughout,

whilst the Braid and the Pentland Hills, and Liberton Golf Course offer open green spaces. Liberton is an ideal location for access to the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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