



4/14 Murieston Place, Dalry, Edinburgh, EH11 2LT

Light and Tastefully Presented, Traditional, Two-Bedroom, Third-Floor (Top) Flat

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Property Description

Light and tastefully presented, two-bedroom, third-floor (top) flat, forming part of a traditional, stone-built tenement. Located in a desirable crescent, around a central park, in the Dalry area, just west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, two flexible bedrooms and a bathroom.

Highlights include a fitted kitchen, with integrated appliances and solid wood worktops, a bright bathroom, gas central heating, double glazing and open views across Murieston Park.

In addition, there are tall ceilings and period features, varnished hardwood flooring and good storage, including a flexible hall store.

There is a secure entry system and a well-maintained, secluded, shared garden, with zoned parking to the front and on the surrounding streets.

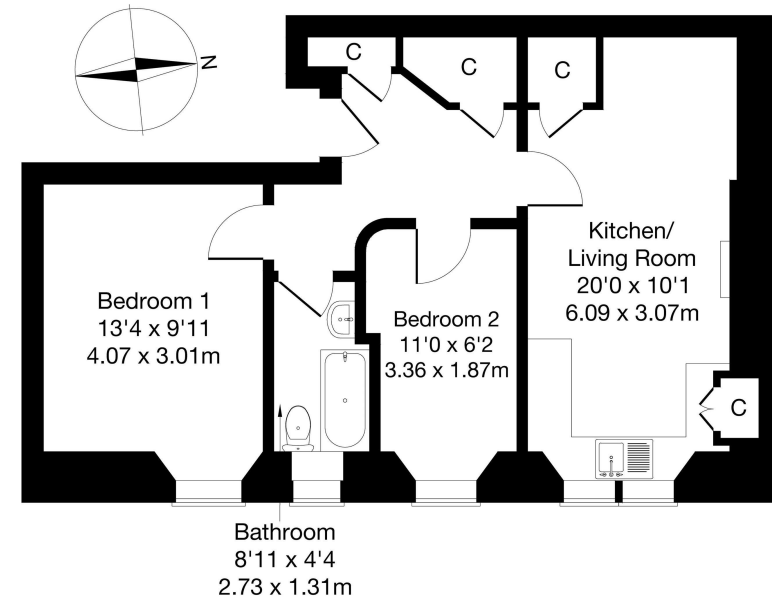
A spacious entrance hall, with storage, is finished with light, neutral decor and varnished hardwood flooring, which continues throughout most of the flat. A well-proportioned room, with further storage and an original fireplace, spans the entire depth of the flat and offers generous, versatile space for both lounge and dining furniture. A kitchen area is fitted with modern units and solid wood worktops, whilst appliances include an integrated oven, a ceramic hob, a fridge/freezer, a dishwasher and a washing machine.

A high-ceilinged bedroom features smooth cornicing and provides ample floorspace for freestanding furniture and storage, whilst a second bedroom offers a good-sized, flexible space.



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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



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

Area Description

Dalry is a high-amenity area within walking distance of Haymarket Station, Edinburgh's West End and the city centre. There is excellent local shopping, with specialist shops and supermarkets close by, including Co-operative and Lidl supermarkets, whilst a Sainsbury's and Aldi are located in nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry and the nearby West End. whilst

leisure facilities include the Fountain Park complex with a multi-screen cinema and fitness centre and the Dalry Swim Centre. Dalry is also convenient for Napier and Heriot-Watt universities, and Edinburgh College. There are highly frequent bus services, whilst the tram network is available from Haymarket for direct connections to Edinburgh Airport, the city centre and Newhaven.





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