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53 The Murrays Brae, Liberton, Edinburgh, EH17 8UF

Bright and Well-Presented Two Bedroom, Mid-Terrace House

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Property Description



53 The Murrays Brae, Edinburgh EH17 8UF

Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Bright and well-presented, two bedroom, mid-terrace family home, with private gardens. The property is located in a quiet cul-de-sac in a modern residential area of Liberton, south of Edinburgh centre.

Comprises: an entrance porch, living room, dining/kitchen, two double bedrooms, and a family bathroom.

Features include a modern fitted kitchen, stylish fitted bathroom, contemporary flooring, gas central heating, double glazing, and good storage including a loft space.

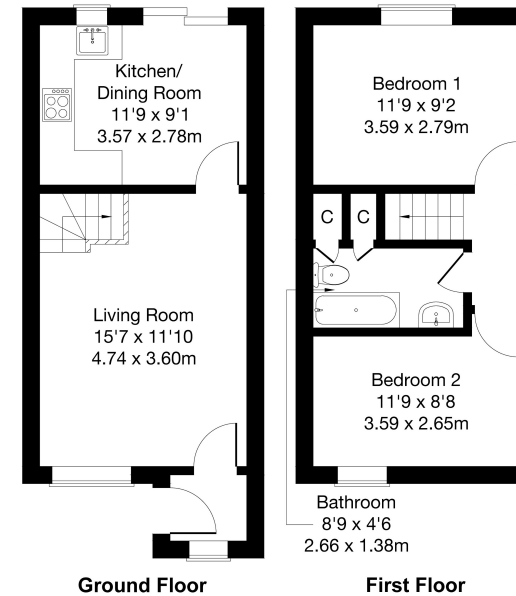
Externally, there is low-maintenance landscaping to the front, whilst an enclosed rear garden includes a lawn, wood-decked patio, and a store shed. This popular development also has unrestricted street parking and visitors spaces, together with well-maintained communal areas.

The bright entrance porch has built-in storage and space for outerwear, and gives access to the lounge. Set to the front, the living room includes wood-effect flooring continuing from the porch, recessed spot lighting, and a wall-mount TV point.

Set off the lounge, the kitchen has space for a dinner table, and has a patio door leading out to the garden, and two spot light fittings. Modern fitted units include stone-effect worktops with a matching surround, a sink with drainer, and an integrated electric oven and ceramic hob with a canopy above.

On the first floor, two well-proportioned double bedrooms are set to either aspect, with rear-facing bedroom one including wood-effect flooring and carpeted flooring for bedroom two. Completing the accommodation, the bathroom is set internally off the upper hall, and is fitted with a modern fitted suite, including a mains rainfall shower head over the bath and Travertine tiled flooring and splashwalls.

A Virtual 360 Tour is available online.



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 mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is 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 and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for 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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