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## 15/1 Murieston Crescent, Dalry, Edinburgh, EH11 2LJ

Beautifully Presented, Two-Bedroom, Ground-Floor Flat with Private Front Garden

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# Property Description

Beautifully presented, two-bedroom, ground-floor flat with a private front garden, forming part of a traditional stone-built tenement. Located in a desirable crescent with a central park, in the Dalry area, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a utility cupboard, and a bathroom.

Finished with a tasteful mix of contemporary decor together with retention of period details, ready-to-move-in.

Highlights include a quality fitted kitchen, a stylish bathroom suite, varnished hardwood flooring, and HIVE gas central heating. In addition, there are tall ceilings, cornice work, double-glazed sash and case windows, and working window shutters.

Externally, the property benefits from a private front garden, enclosed by tall privacy hedging; and a well-maintained shared rear garden with direct access from Bedroom one's patio doors. There is ample zoned street parking to the front and surrounding streets; whilst the open green space of Murieston Park lies opposite.

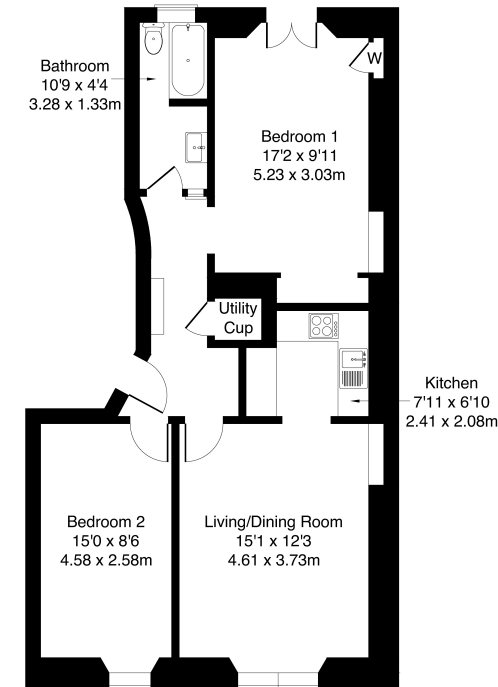
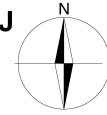
A welcoming entrance hall affords access throughout the majority of the property and features ample space for outerwear, a clothes pulley, and varnished hardwood flooring. Set to the front, the living room enjoys a southerly-facing aspect, with features including a period cornice work, an 'Edinburgh Press' with shelves, and twin windows allowing plentiful natural light. Set off, with varnished hardwood flooring continuing from the living room, a quality fitted kitchen has custom-built roof storage, whilst modern units include real-wood worktops, a tiled surround, a sink with a drainer, shelving, an integrated oven and gas hob; a freestanding fridge and chest freezer; and a washing machine housed in the utility cupboard.

Set to the rear, bedroom one offers a generous room, tastefully finished with light decor, carpeted flooring, cornice work, a built-in wardrobe, a further built-in wardrobe with full-height space, an 'Edinburgh Press' with shelves, and French patio doors leading to the shared garden. Bedroom two is set to the front and also offers a good-sized room, similarly well-finished with light decor, carpeted flooring, and cornice work. Completing the accommodation, a stylish bathroom has custom-built roof storage, and a contemporary three-piece suite including a rainfall shower over the bath, metro tiling, a ladder-style radiator, and bespoke shelving.



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Approximate Gross Internal Area: (710 sq ft - 66 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 nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry

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 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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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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