



## 192 The Murrays Brae, Liberton, Edinburgh, , EH17 8UH

Well-Presented, Two-Bedroom, Mid-Terrace House, with Gardens and Allocated Parking

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# Property Description

Bright and well-presented, two-bedroom, mid-terrace house, with gardens and an allocated parking space. Located in a quiet and leafy cul-de-sac, in an established residential area of Liberton, south of Edinburgh centre.

Comprises an entrance porch, living room, dining/kitchen, two bedrooms and a family bathroom. Features include a fitted kitchen and modern bathroom, contemporary flooring, HIVE gas central heating, double glazing and a loft space.

Externally, there is a lawn and paved path to the front, whilst an enclosed rear garden includes a lawn and wood-decked patio, paving and plant beds.

This popular development also has unrestricted on-street parking and visitor spaces, together with well-maintained communal areas.

A bright entrance porch, with space for outerwear, opens into a living room, finished with light, neutral decor and modern, wood-effect flooring. The spacious reception room includes built-in cupboard storage and offers a flexible floor plan for freestanding furniture. Leading off the living room, a kitchen provides space for seated dining and opens onto the garden, via sliding, glazed doors. The kitchen is fitted with neutrally toned units and worktops, whilst appliances include a freestanding cooker and a fridge-freezer, with space available for a washing machine.

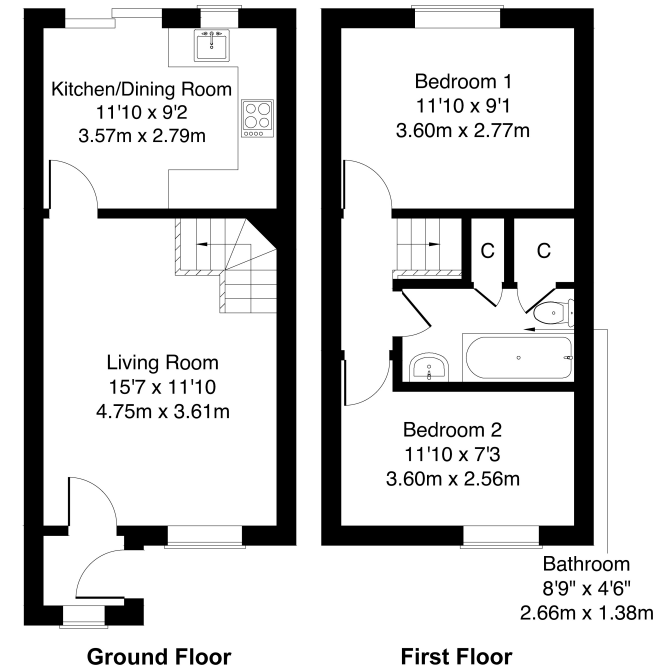
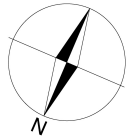
Upstairs, set to opposite aspects, two well-proportioned bedrooms are carpeted for comfort and continue the neutral decor of the living space.

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



**192 The Murrays Brae, Edinburgh, EH17 8UH**

Approximate Gross Internal Area: (614 sq ft - 57 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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