



3fl, 1 Murieston Crescent, Edinburgh, EH11 2LG

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

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Property Description

Light and tastefully presented, two-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Dalry area, just west of Edinburgh city centre.

Comprises a reception hall, living room, kitchen, two double bedrooms, a box room, and a bathroom.

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

Highlights include a fitted kitchen with appliances, a modern bathroom suite, contemporary flooring, and cornice work. In addition, there are tall ceilings, double-glazed sash and case windows, gas central heating, and open views to both aspects.

There is a secured entry system, a secluded shared garden, and the open green space of Murieston Park close by.

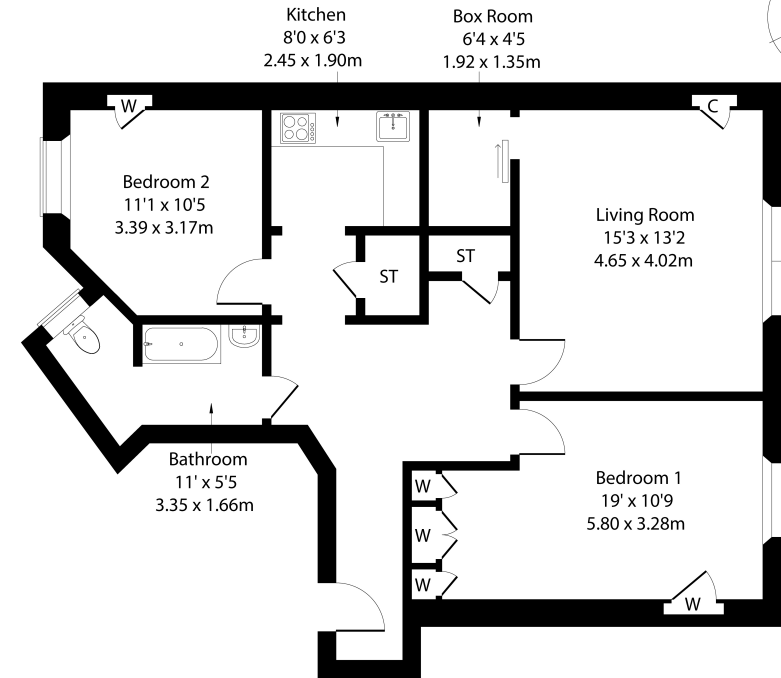
A generous reception hall affords access throughout the property, including two built-in store cupboards, and is currently used as a convenient dining area. Set to the front, an impressive living space has wood effect flooring, a store cupboard, a fireplace surround, cornice work, twin windows allowing plentiful natural light, and access to a flexible store or office/study space. Set internally off the hall, a fitted kitchen includes a sink with a drainer; an integrated electric oven and hob; and a freestanding fridge/freezer housed in the store cupboard adjacent.

Bedroom one is set to the front, offering an exceptionally spacious room for freestanding furnishing, and features a central light fitting, wood effect flooring, and superb storage provision, with a built-in store and a fitted wardrobe. A second well-finished bedroom is set to the rear, with light neutral decor, wood effect flooring, and a built-in store. Completing the accommodation, set to the rear, the bathroom has a three-piece suite including a rainfall shower over the bath, tiled splash walls and a ladder-style radiator.



3F1, 1 Murieston Crescent, Edinburgh, EH11 2LG

Approximate Gross Internal Area: (872 sq ft - 81 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

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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