



3f1, 1 Murieston Crescent, Edinburgh, EH11 2LG

Light & Tastefully Presented, Two-Bedroom, Third (Top) Floor Flat Up to date price and viewing info at mov8realestate.com/property



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.

nmov⁸ 3F1, 1 Murieston Crescent, Edinburgh, EH11 2LG

Approximate Gross Internal Area: (872 sq ft - 81 sq m.) Kitchen Box Room 8'0 x 6'3 6'4 x 4'5 2.45 x 1.90m 1.92 x 1.35m Bedroom 2 11'1 x 10'5 Living Room 3.39 x 3.17m 15'3 x 13'2 ST 4.65 x 4.02m Bathroom Bedroom 1 11' x 5'5 19' x 10'9 3.35 x 1.66m 5.80 x 3.28m

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.



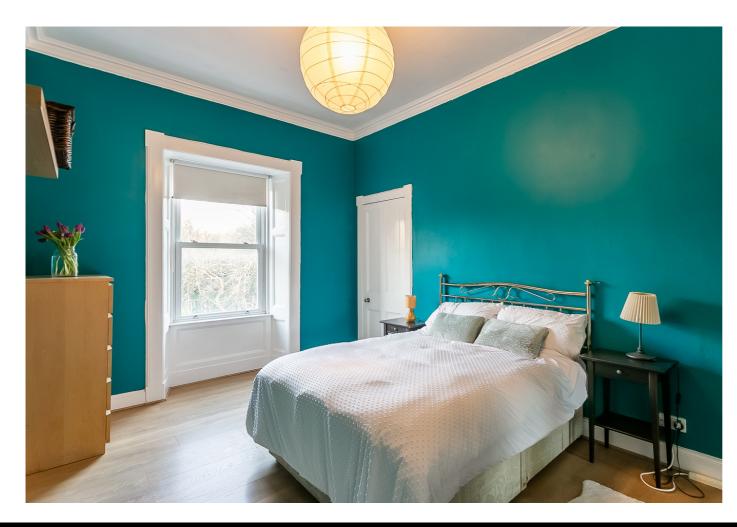
















Our Services

Free pre-sale property valuations
Great value fixed estate agency fees
Extensive buyer matching database
Purchase and sale conveyancing

Contact Us

0345 646 0208 sales@mov8realestate.com www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ Glasgow Office 77 Renfrew Street, Glasgow, G2 3BZ



in

You Tube

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.