



9/1 Murieston Road, Edinburgh, EH11 2JJ

*Well-presented one bedroom ground floor flat with private residents parking*

URQUHARTS  
EDINBURGH



## DESCRIPTION

9/1 Murieston Road is a well-presented one-bedroom ground floor flat with private residents parking in the popular Dalry and neighbouring Gorgie area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and storage cupboard; bright and spacious living room / dining room; fitted kitchen with wall & base units and appliances; good-sized bedroom; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Double bedroom. Bathroom.

Electric heating. Double glazing. Well-maintained communal grounds surrounding the property. Two parking permits for use in the private resident's car park to the rear. Residents Association.

## LOCATION

Dalry is a popular residential district, lying just beyond the West End and within walking distance of Princes Street.

With Haymarket Train Station & the Edinburgh Tram services nearby, it is the ideal location for young professionals, commuters, or university/college students. The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Pure Gym, Fountain Park Leisure Complex, with cinema, bowling, Nuffield Gym, and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers, and rowers. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

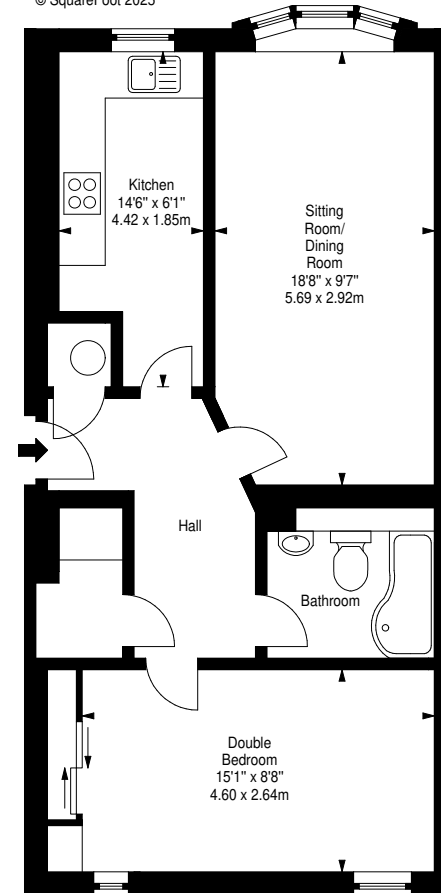
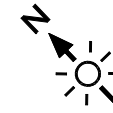
The property has an Energy Rating Category E

Tenure Freehold

Flat 1,  
9 Murieston Road, EH11 2JJ



Approx. Gross Internal Area  
588 Sq Ft - 54.63 Sq M  
For identification only. Not to scale.  
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Ground Floor



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).