

86 The Murrays Brae, Liberton, Edinburgh, EH17 8UG



### Description

Situated in a sought-after mature residential development is this delightful two bedroom terraced villa with beautifully tended enclosed rear garden and a driveway. Presented in superb order throughout and offering comfortable and light filled living space enhanced by stylish interior, the property would make an ideal home for an individual or couple.

- Entrance vestibule
- Living/dining room
- Superbly appointed kitchen/breakfast room with sliding patio door opening onto rear garden
- Two double bedrooms
- Impressive bathroom consisting of a contemporary three piece white suite having a shower over the bath
- Attic storage
- Electric heating and double glazing
- Enclosed, mature rear garden mainly laid to lawn
- Driveway

### Extras

The fitted carpets, blinds, curtains, cooker, hood, dishwasher, washing machine and fridge/freezer are included.

**EPC Rating: D**

### Price and Viewing

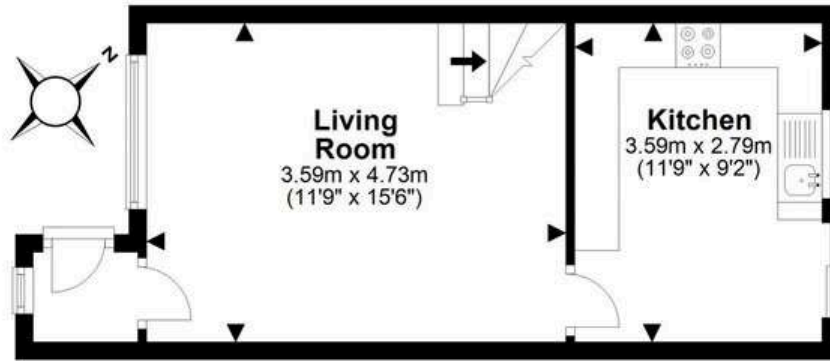
For price and viewing information or further details on this property please contact us on 0131 557 3188.



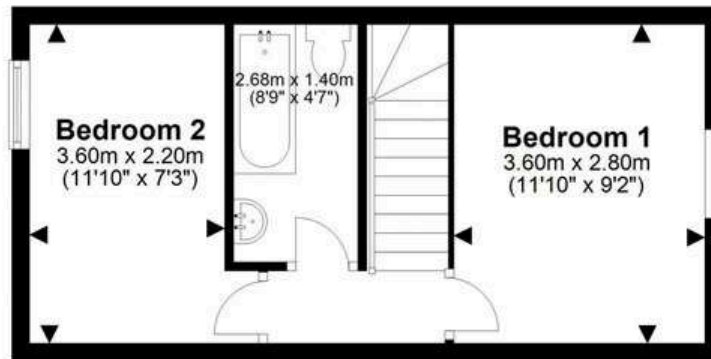
## Location

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Stration Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits football or picnic in Seven Acre Public Park, pony trekking in nearby Braid Hills or a round of golf at the Braids or Liberton Golf Club, both of which enjoy panoramic views of the city.





**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

