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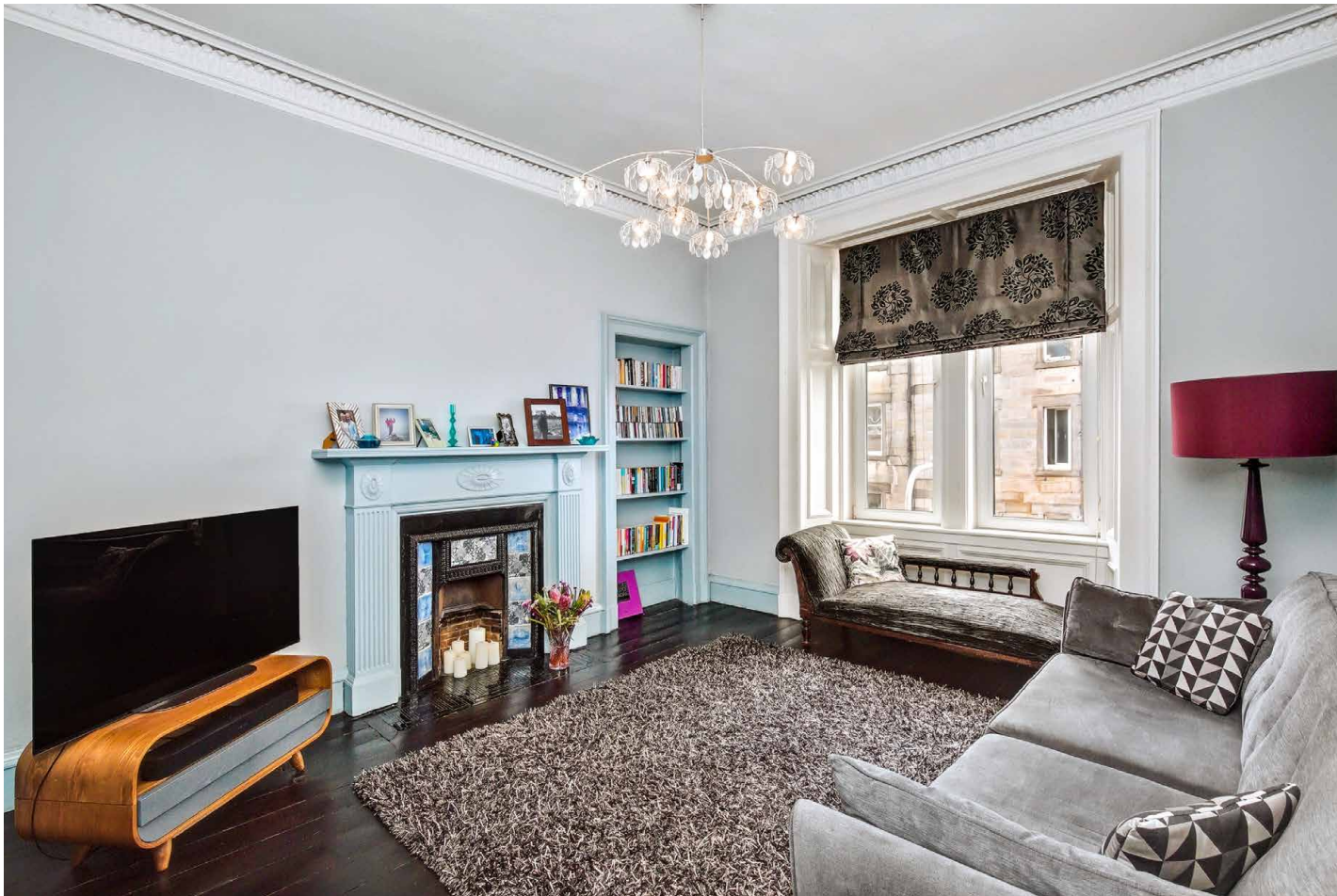
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2f1, 7 Murieston Crescent

Dalry, Edinburgh, EH11 2LG



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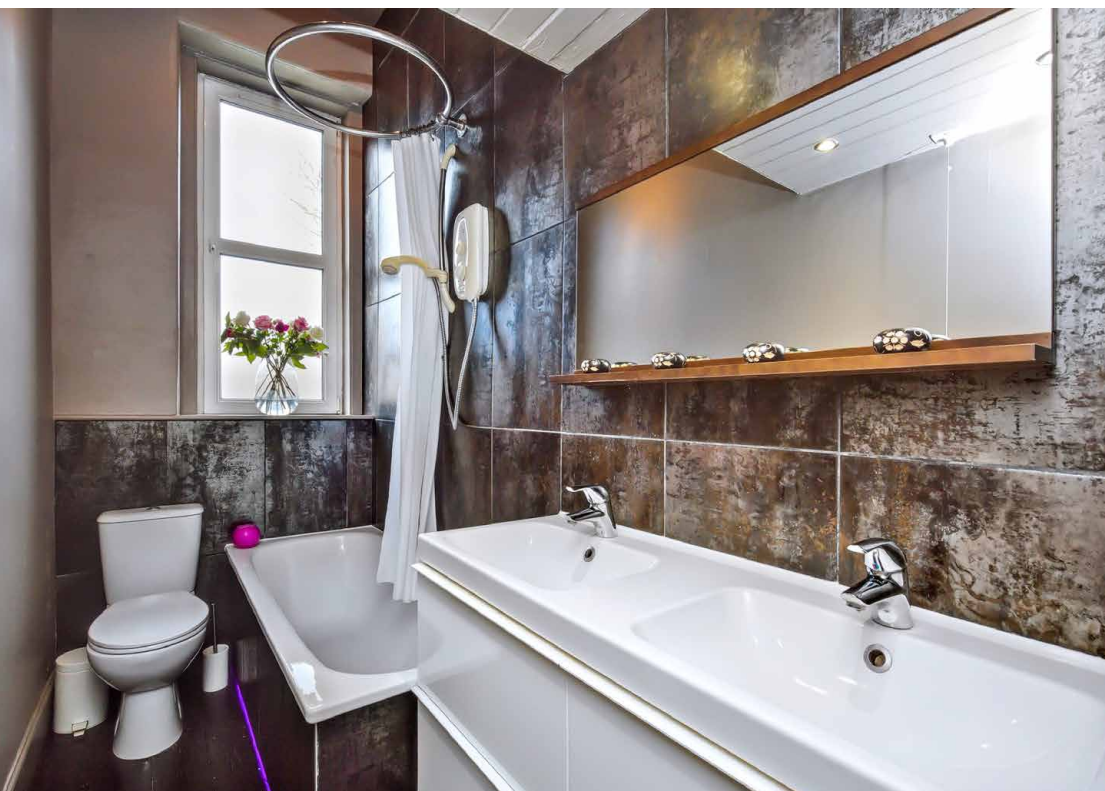
Property Summary

Perfectly marrying modern interiors and period charm, this second-floor flat forms part of a handsome traditional tenement building in Dalry, offering a double bedroom, a large living room, a dining kitchen, and a bathroom. Externally, the flat enjoys access to a shared garden. The immediate area is home to excellent amenities, such as a range of shops, leisure facilities, transport links, and green space, whilst the very heart of the capital is a mile away.

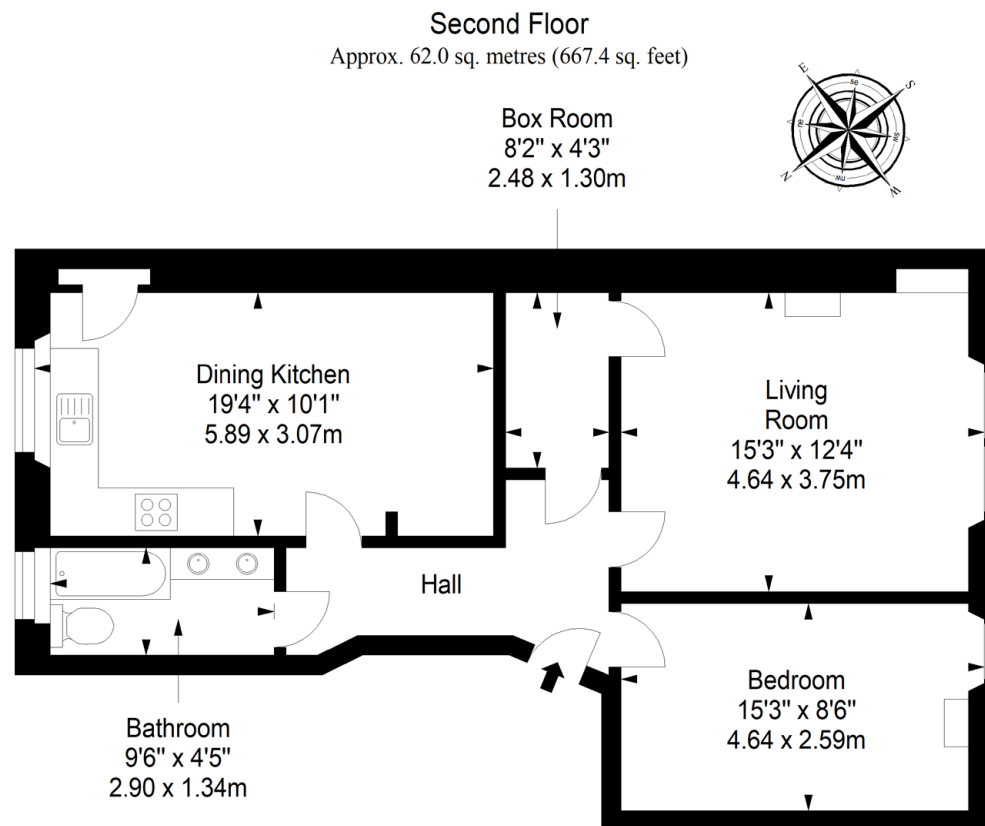
Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Features

- Traditional second-floor flat in Dalry
- Contemporary interiors and lovely period features
- Secure shared entrance and stairwell
- Welcoming, airy hallway
- Southwest-facing living room with fireplace, cornicing, and park views
- Contemporary dining kitchen
- Generous and sunny double bedroom with leafy views
- Versatile box room
- Stylish, modern bathroom with shower-over-bath and twin sinks
- Access to a shared rear garden
- Controlled on-street parking (Zone S4)
- Gas central heating and double glazing
- EPC - C



Floorplan



Total area: approx. 62.0 sq. metres (667.4 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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