



3



3

**4A, Murieston Road**

Dalry, Edinburgh, EH11 2JH



**JOHNSON LEGAL**  
SOLICITORS





With its central city location in popular Dalry, within walking distance of leafy Murieston Park, Haymarket Station and the city centre, this generous main-door, lower ground-floor flat is sure to appeal to wealth buyers, including first-time buyers, city professionals, and rental investors alike. The spacious accommodation comprises an open-plan breakfasting kitchen and living room with sliding doors open to a private deck with a jacuzzi, three spacious bedrooms (two sunny aspects), two en-suite shower rooms and a family bathroom. Outside, the flat benefits from on-street parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

## Features

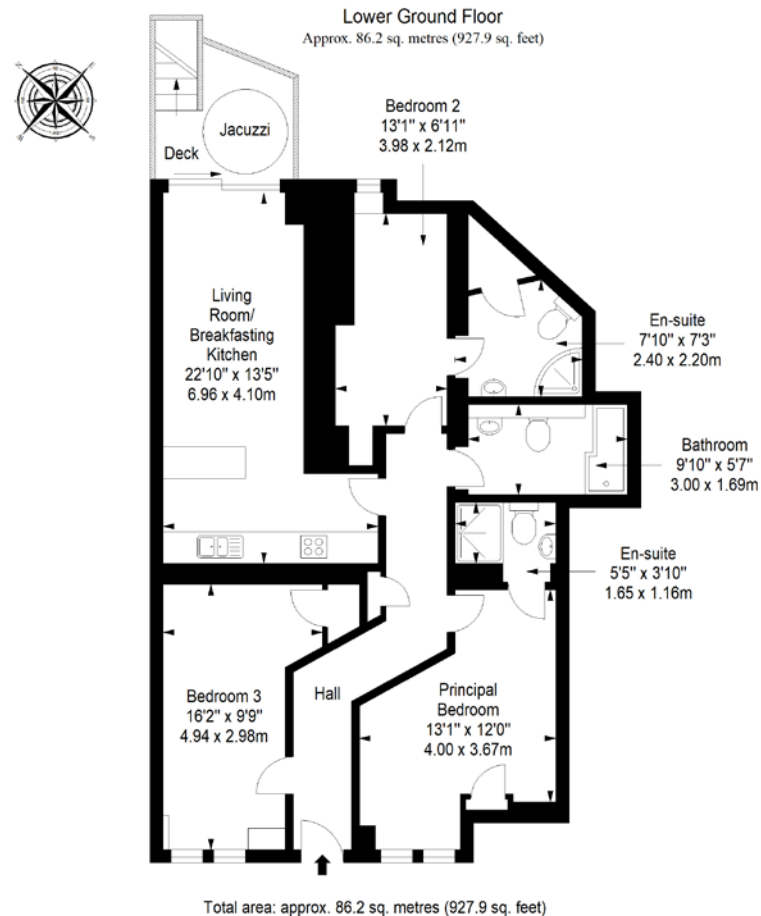
- Lower ground floor flat in Dalry
- Part of a traditional building
- Private main entrance
- Modern interiors, fittings and fixtures
- Entrance hall with storage
- Living room with sliding door to jacuzzi
- Deck with jacuzzi
- Integrated breakfasting kitchen
- Two bedrooms with en-suites (one with a sunny aspect)
- Versatile third bedroom with a southwesterly aspect
- Contemporary bathroom with overhead shower
- On-street parking
- Electric heating and double-glazing
- EPC - D







# Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | [www.johnsonlegaledinburgh.co.uk](http://www.johnsonlegaledinburgh.co.uk) | [david@johnsonlegal.co.uk](mailto:david@johnsonlegal.co.uk) | 0131 622 9222

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.



**JOHNSON LEGAL**  
SOLICITORS