

**9/1 Murieston Crescent
EDINBURGH EH11 2LJ**

Offers Over £290,000

- Large living/dining room featuring ornate cornice and decorative fireplace
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms with master featuring large built in wardrobes
- Beautiful fully tiled shower room fitted with two-piece suite and mains walk in shower featuring rainwater showerhead
- Box room/utility room
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



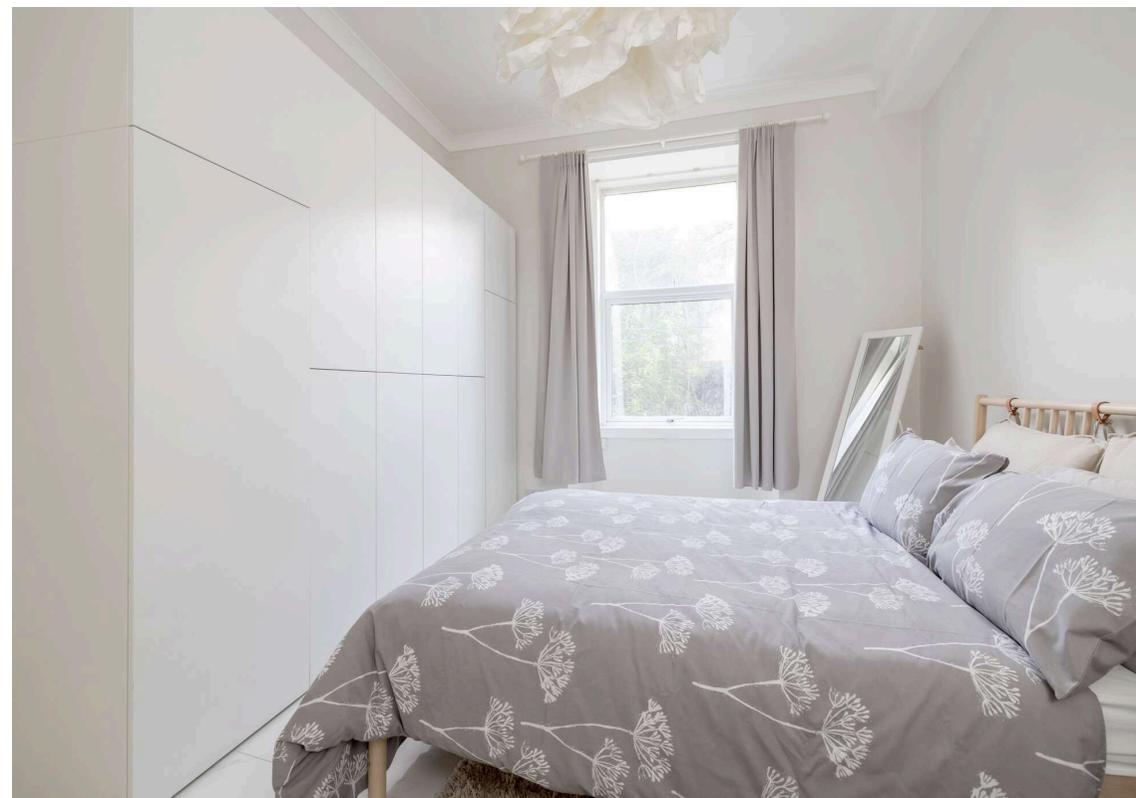
Flat

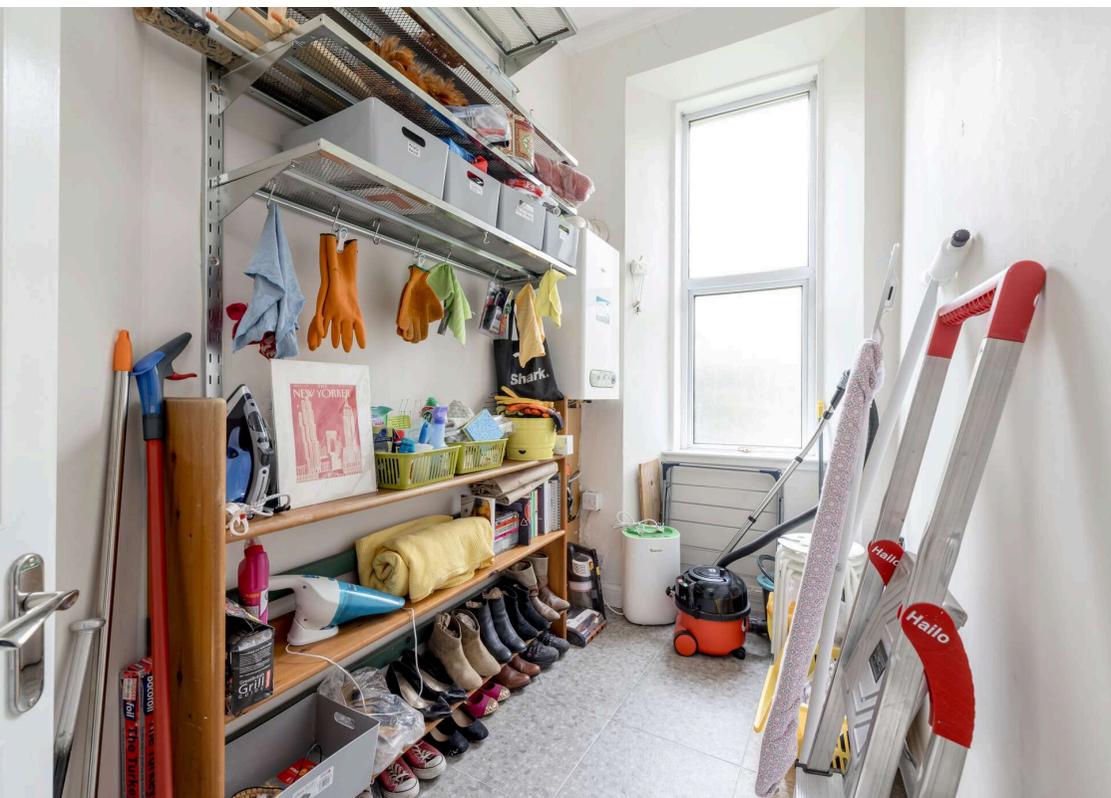
Blair Cadell are delighted to present to the market this beautifully presented ground floor flat in the popular Murieston area. Offered in true turn-key condition, the property will appeal to a wide range of buyers, and early viewing is highly recommended.

The accommodation comprises a spacious living/dining room featuring a decorative fireplace, creating a perfect space for hosting friends and family. The recently installed kitchen is fitted with a stylish range of modern wall and floor-mounted units, a gas hob, electric oven, and integrated appliances included. There are two generous double bedrooms, with the master bedroom benefiting from large built-in wardrobes providing excellent storage space. The stunning, fully tiled shower room is fitted with a two-piece suite and a mains walk-in shower featuring a rainwater shower head. Additionally, a utility room offers further practicality and could easily serve as a perfect home office space. The property further benefits from gas central heating and double glazing throughout, ensuring maximum comfort and efficiency, tiled flooring throughout for easy maintenance and cleaning. Externally, there is a well-maintained communal garden to the rear, and residents' on-street permit parking is readily available. Please note: Light fittings in the living room not included in sale.

Dalry is ideally located to the west of the city centre, which is easily accessible via frequent public transport links close by. Haymarket Station is just a ten-minute walk away, offering swift commuting options, and there is quick access to the west and the central motorway network via the A8. A wide variety of shopping facilities are available nearby, including Sainsbury's, Lidl, and Aldi, along with a range of specialist shops in Gorgie and Dalry. Recreational amenities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park, and an excellent selection of popular cafes, bars, and restaurants.

Viewing by appointment on 0131 337 1800

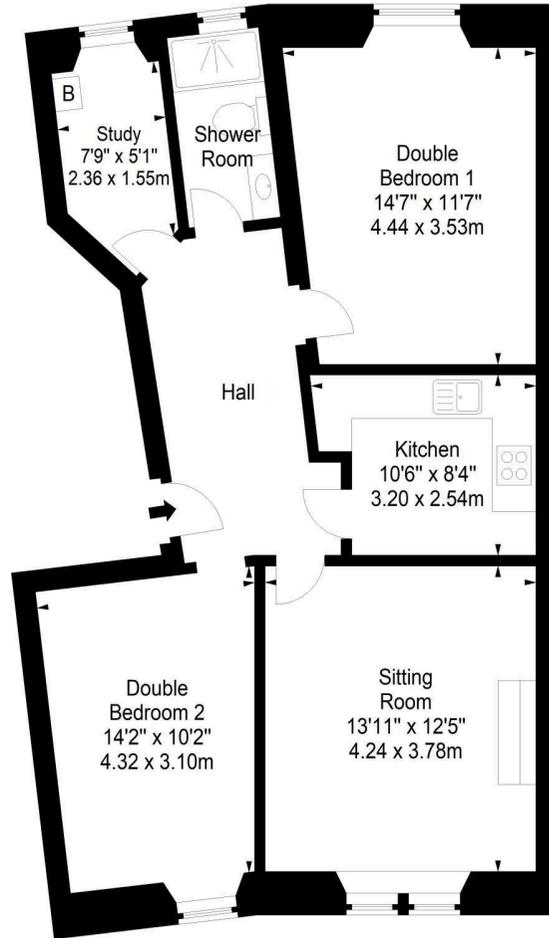




Murieston Crescent,
Edinburgh, EH11 2LJ



Approx. Gross Internal Area
776 Sq Ft - 72.09 Sq M
For identification only. Not to scale.
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Ground Floor



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