

**13/6 Murieston  
Crescent  
EDINBURGH EH11 2LJ  
Offers Over £275,000**

- Large living room featuring gas fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double oven, integrated appliances and large pantry cupboard
- Two double bedrooms with wardrobes included
- Large box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal garden
- On-street permit parking

**Council Tax Band: D**  
**Tenure: Freehold**  
**Shared Ownership: No**





## Flat

Blair Cadell are delighted to present to the market this well-presented second-floor flat in the ever-popular Murieston area. With excellent transport links to the city centre and a host of local amenities nearby, the property will appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises a spacious living room with a charming decorative fireplace, offering the ideal setting for relaxing or entertaining guests. The kitchen/diner is perfect for hosting and is fitted with a range of wall and base units, a gas hob, electric oven, integrated appliances, and a large pantry cupboard providing ample storage. There are two generous double bedrooms, with both benefitting from wardrobes included in the sale. The bathroom features a three-piece suite and mains shower over the bath. A versatile box room provides additional flexibility and would make an ideal home office or dressing room. The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Externally, there is a communal garden to the rear, and on-street residents' permit parking is readily available.

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**





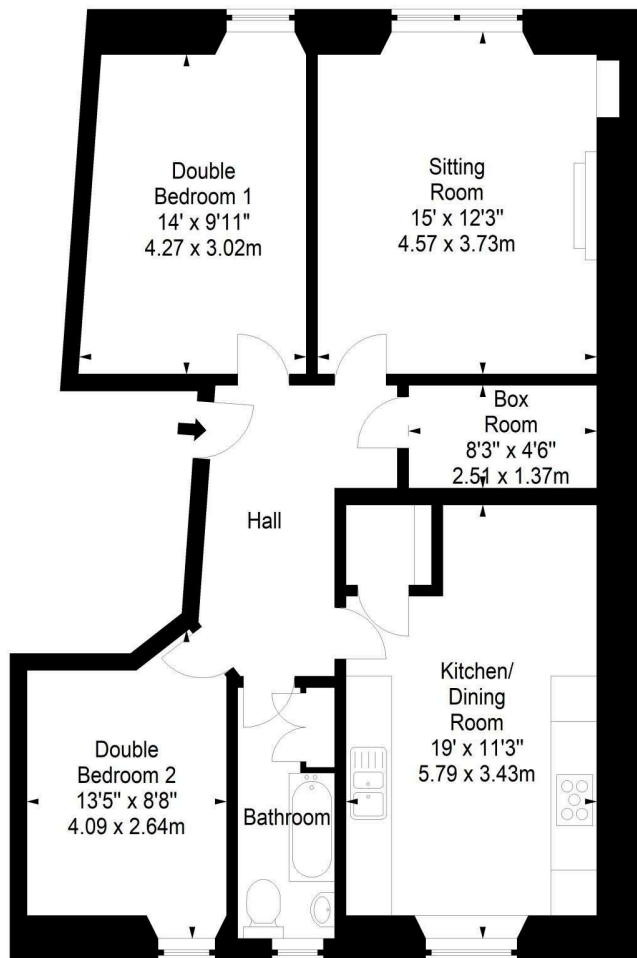




# Murieston Crescent, EH11 2LJ



Approx. Gross Internal Area  
830 Sq Ft - 77.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



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