










Offers Over
£250,000

15/6 Murieston Crescent

Dalry | Edinburgh | EH11 2LJ

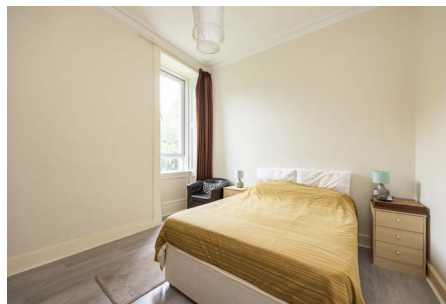
This lovely and spacious 2nd floor flat forms part of a traditional tenement in the sought-after, high amenity area of Dalry, with excellent day-to-day shopping requirements and superb transport links on hand and just a short distance from Edinburgh's City Centre.

-  2 Bedrooms
-  2 Public rooms
-  1 Shower room
-  Communal Gardens
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - D



Description

The well cared for accommodation shall undoubtedly appeal to a wide variety of buyers seeking a sizeable home in an excellent central location and merits internal viewing to be fully appreciated. Accessed via a secure entryphone system into the communal stairwell, the accommodation comprises; welcoming hallway, twin windowed lounge/diningroom with feature fireplace, large fitted kitchen with ample wall and base units with built-in gas hob, separate oven with integrated fridge, freezer and free-standing washing machine included in the sale. There are two generous double bedrooms, a boxroom with fitted cupboard and shower room with three piece suite. Further benefits include gas central heating with recently installed boiler (Oct 23) and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven, integrated fridge freezer and free standing washing machine.

Gardens and parking

There is a communal garden located to the rear of the property and for the car owner, permit and metered parking is available within the area.

Viewing

By appointment with Neilsons on 0131 625 2222.





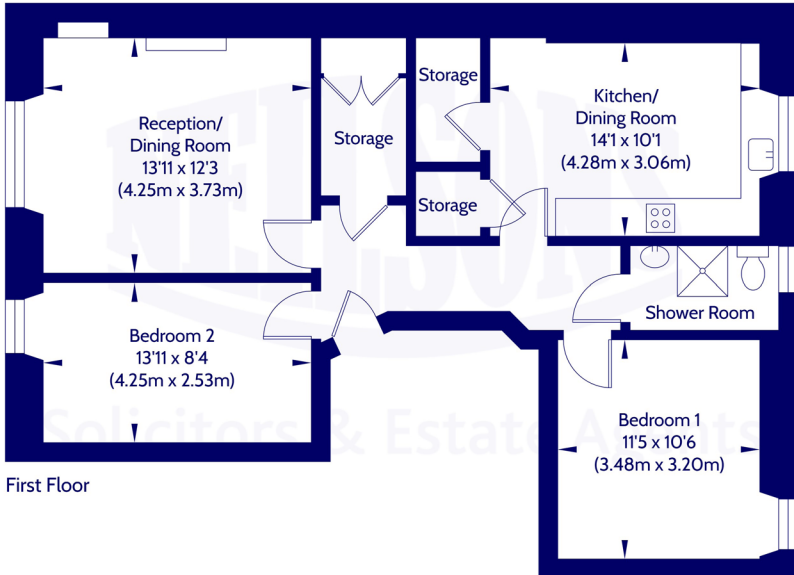
Location

This property is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network. The area is well served by a frequent bus service to the City Centre and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate vicinity. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.





Approx. Gross Internal Floor Area 73.04 Sq M / 786 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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