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Offers Over

£165,000

8/7 Murieston Terrace

Dalry | Edinburgh | EH11 2LH

This appealing first floor flat combines a lovely setting with excellent local amenities and superb transport links, and represents an ideal purchase for a first time buyer, professional couple or investor, with scope for upgrading to create a stylish city home.

-  1 bedroom & 1 box room
-  1 public room
-  1 bathroom
-  Shared gardens
-  Residents' permit parking
-  EPC Rating – E
-  Council Tax Band – B



Description

This front facing first floor tenement flat enjoys an enviable outlook over Murieston Park and offers an excellent opportunity to acquire a home in the ever-popular Dalry district, just a short walk from Haymarket, the West End and the city centre. The property is reached by a secure entry system leading to a well maintained communal stair. The front door opens to a welcoming hallway with two useful storage cupboards and a hatch giving access to the loft space above the kitchen. The reception room is a bright and spacious living area with twin windows overlooking the park. A recessed dining area with breakfast bar and storage above provides an ideal space for informal dining. The kitchen is fitted with wall and base units together with a cooker, washing machine and fridge freezer, and although functional would now benefit from modernisation. The double bedroom is positioned to the front of the property with a pleasant open view across the park. A generous box room with mechanical ventilation and storage above offers excellent flexibility and could serve as a home office, dressing room or occasional guest bedroom. The bathroom is fitted with a white three piece suite and an electric shower over the bath. The property benefits from double glazing and electric central heating.



Extras

The kitchen appliances are included in the sale along with all fitted carpets and floor coverings and light fittings. The wardrobe, chest of drawers and bedside cabinet are also included in the sale.

Gardens and Parking

Residents have access to a shared garden/drying green to the rear of the building. To the front, directly opposite the flat, is Murieston Park, a generous and enclosed green space with mature trees and children's play area. Zoned permit holder and metered parking are available on the street.

Note

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The reception/dining room is currently unfurnished, and original photographs of the empty room are also included for reference.

Viewing

By appointment through Neilsons on 0131 625 2222.



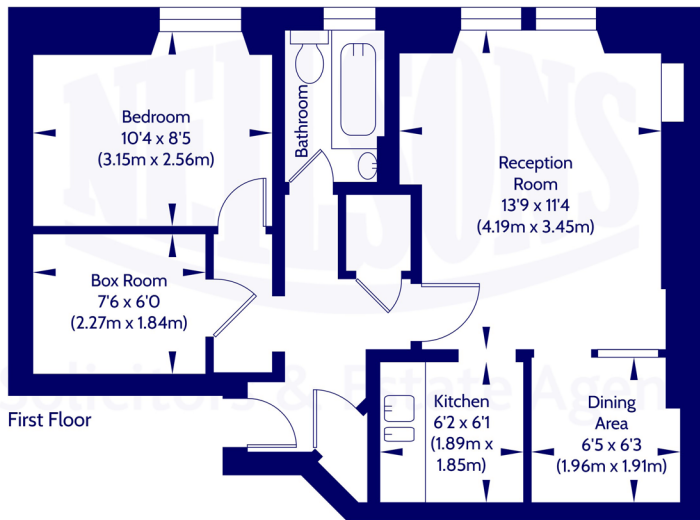


Location

Murieston Terrace is a peaceful residential street set around a central garden park in the ever-popular Dalry district of west Edinburgh. The location combines a quiet setting with exceptional convenience, lying within easy walking distance of the city centre, Haymarket and the West End. Dalry Road provides a wide selection of local shops and services, together with a Co-op and Lidl supermarket, and is well known for its choice of highly regarded restaurants, cafés and bars. Excellent public transport links are available with regular bus services to the city centre and surrounding areas, while Haymarket rail and tram stations are also close by. The area is well served for leisure and recreation with the nearby cycle path network offering connections throughout the city, the Fountain Park complex providing a gym and multi-screen cinema, and the Dalry Swim Centre within easy reach.



Approx. Gross Internal Floor Area 45.97 Sq M / 495 Sq Ft.



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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