



4 Murieston Crescent Lane

Dalry, Edinburgh, EH11 2ER

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Well-presented with attractive, modern interiors, this mid-terraced townhouse offers accommodation over three floors including three bedrooms, a large living room, a dining kitchen, and two bathrooms (plus a separate WC), as well as a low-maintenance garden, an attached single garage, and a private driveway. It forms part of a cul-de-sac development in Dalry, enviably close to the city centre and with a wealth of amenities and green space on the doorstep.

A wide hallway welcomes you into the home, with a built-in under-stair storage cupboard and a useful WC. On your left, you step into a kitchen, where a wide range of attractive, modern cream cabinets are framed by wood-styled worktops and pastel-toned décor, and integrated appliances comprising an oven, hob, and extractor hood. Provision is also made for a large dining table and chairs set next to east-facing French doors opening onto the garden – perfect for alfresco dining and barbecuing. The living room is on the first floor and spans the entire depth of the property, therefore providing excellent flexibility for a choice of lounge furniture. The room is neutrally decorated and fitted with wood-styled flooring.

Features

- Mid-terraced townhouse in Dalry
- Modern interiors and tasteful décor
- Entrance hall with storage and WC
- Generous living room
- Well-appointed dining kitchen
- Three double bedrooms (two with built-in wardrobes)
- En-suite bathroom with shower-over-bath
- Contemporary shower room with rainfall shower
- Low-maintenance rear garden
- Attached single garage and private driveway
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - C
- Council Tax Band - F







“Two of the three double bedrooms are supplemented by built-in wardrobes, including the principal, which also boasts its own en-suite shower bathroom.”







The bedrooms are arranged over the first and second floors and consist of three well-proportioned doubles, all individually decorated and carpeted for optimum comfort underfoot. Two of the bedrooms are supplemented by built-in wardrobes, including the principal, which also boasts its own en-suite shower bathroom comprising a bath with an overhead shower and a glazed screen, a basin atop a vanity unit, and a WC. Finally, a second-floor shower room completes the accommodation on offer and features a walk-in enclosure with a rainfall showerhead and handset, a vanity unit with a basin inset, a WC, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a low-maintenance, paved and gravelled garden. Private parking is provided by an attached single garage with a driveway in front.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

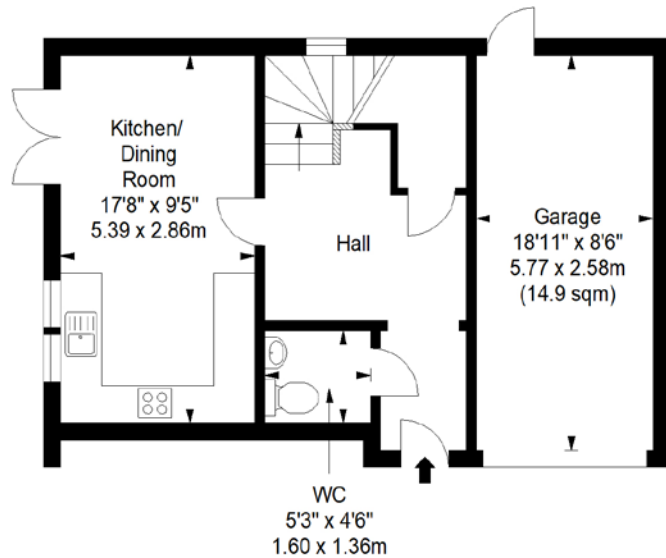
Dalry

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.

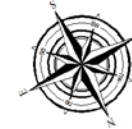
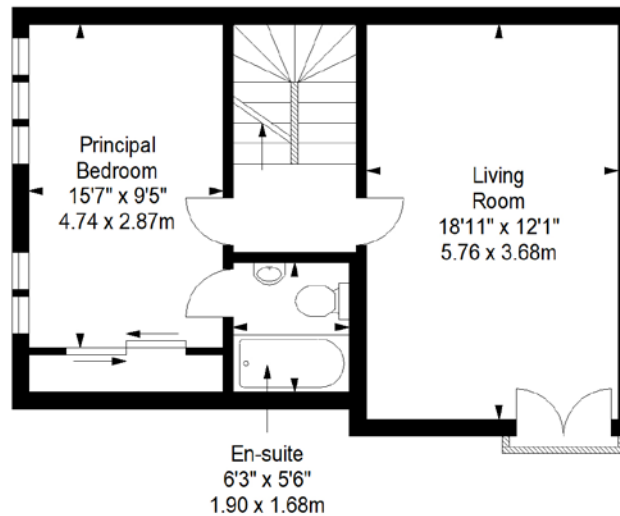


Floorplan

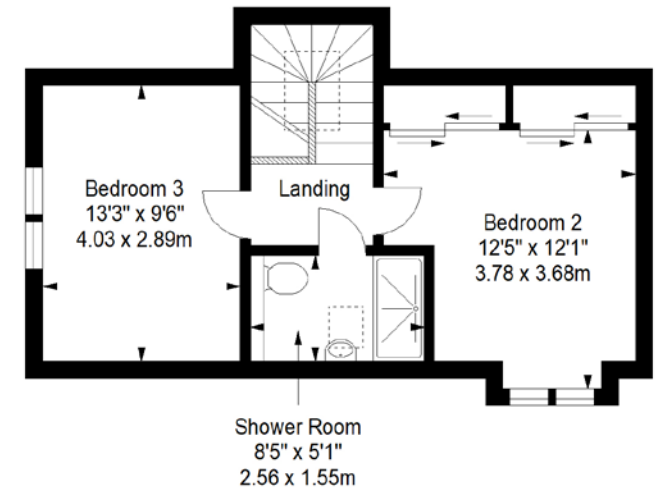
Ground Floor
Approx. 32.6 sq. metres (350.9 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.8 sq. feet)



Second Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 118.2 sq. metres (1272.3 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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