



161 The Murrays, Edinburgh

In Excess of £340,000



161 The Murrays

Edinburgh, Edinburgh

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

22' 10" x 21' 7" (6.97m x 6.59m)

A fantastic open-plan space combining the kitchen-diner with a large, welcoming lounge. The lounge enjoys a wide front-facing window with lovely views over the garden, creating a light and airy feel. There's plenty of room for free-standing furniture, making it easy to design a comfortable and stylish living area that flows beautifully into the modern kitchen-diner.

Kitchen diner

This stunning open-plan kitchen, diner and lounge is beautifully designed with a sleek, modern feel. Flooded with natural light thanks to a large rear window, French doors to the garden, and a fully glazed side door to the patio, the space feels bright and airy all year round. The kitchen is stylish and practical, featuring a brand-new electric hob with extractor, oven and grill, a contemporary composite sink with drainer and modern mixer tap, plus an integrated washing machine and space for a dishwasher. The fresh new décor and easy-clean vinyl flooring give the room a crisp, modern finish. With plenty of room for a dining table and chairs, this is the perfect space for entertaining family and friends – or simply enjoying a relaxed open-plan lifestyle.

Cloakroom Wc

5' 10" x 3' 6" (1.77m x 1.07m)

A handy downstairs cloakroom fitted with a WC and wash basin with splashback tiling. A window brings in natural light, while the radiator and central light fitting complete this practical and convenient space.



Bedroom 4

13' 10" x 8' 2" (4.21m x 2.49m)

This generously sized bedroom four, converted from the original garage space, offers fantastic versatility as either a comfortable bedroom or a home office/study. A front-facing window provides natural light, while the wooden flooring and radiator create a warm and practical finish. The room also benefits from handy fitted storage cupboards, making it a smart and functional addition to the home.



Bedroom 1

11' 2" x 10' 3" (3.40m x 3.13m)

The lovely primary bedroom is a spacious retreat, complete with wall-to-wall fitted wardrobes and direct access to its own en suite. A rear-facing window fills the room with natural light, while the carpeted flooring, radiator, and central light fitting create a warm and comfortable feel.

En Suite

The en suite is an excellent size and well-appointed, featuring a bath with shower over, a vanity sink with mixer tap and useful under-sink storage cabinets. A fitted mirror, splashback tiling, tiled flooring, and a central light fitting complete this modern and practical space.

Bedroom 2

11' 2" x 10' 1" (3.41m x 3.07m)

An excellent double bedroom with a front-facing window overlooking the garden. The room offers ample space for free-standing furniture and is finished with carpet flooring, a central light fitting, and a radiator.

Bedroom 3

8' 3" x 7' 1" (2.51m x 2.17m)

The third bedroom is a bright single room with a front-facing window, central light fitting, radiator, and carpeted flooring. It features double fitted wardrobes and fresh décor, making it a practical and well-presented space.



Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

A stylish modern bathroom fitted with a bath and mains shower over, complete with a glass screen. The suite includes a WC and wash basin with splashback tiling, while the tiled flooring adds a smart finish. A side window, central light fitting, and extractor fan ensure the room feels bright, fresh, and well-ventilated.



FRONT GARDEN

The front garden of the property is neatly laid with a well-maintained lawn, creating a welcoming and tidy appearance. Its simplicity enhances the overall charm of the exterior, offering a pleasant first impression to visitors.

REAR GARDEN

The rear garden of the property boasts a spacious decking area, a large lawn, and a separate patio, providing versatile spaces for relaxation and outdoor entertaining. It is further enhanced by mature trees and shrubs, which add character, privacy, and a touch of natural beauty to the surroundings.

GARDEN

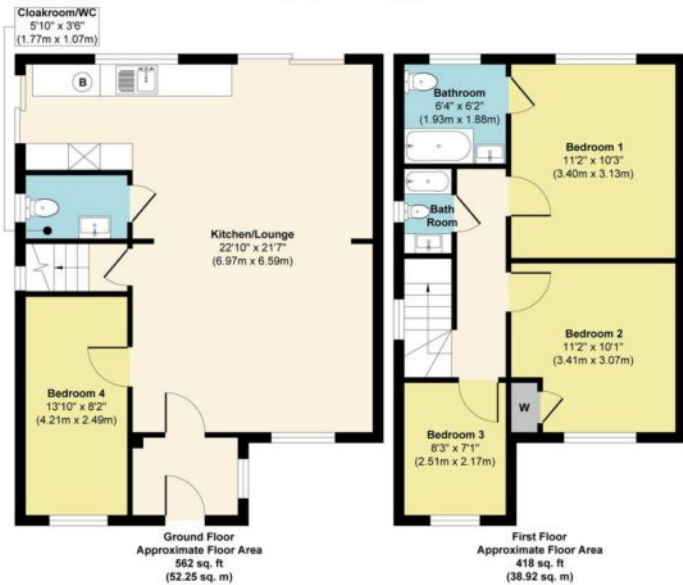
DRIVEWAY

2 Parking Spaces

To the front of the property, there is a paved driveway providing ample parking space for several vehicles, offering both convenience and practicality.



161 The Murrays, Edinburgh, EH17 8UN



Approx. Gross Internal Floor Area 980 sq. ft / 91.17 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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