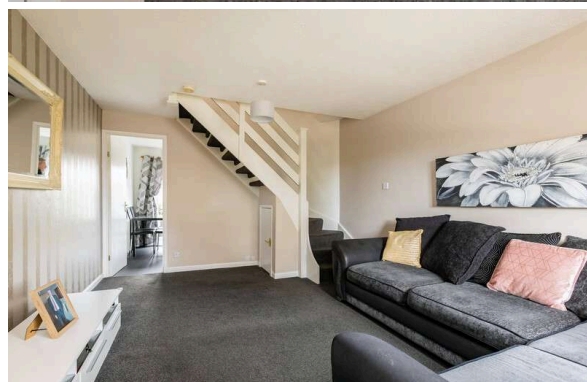




55 The Murrays Brae  
LIBERTON | EDINBURGH | EH17 8UF

  
**warners**  
solicitors & estate agents



## 55 The Murrays Brae

LIBERTON | EDINBURGH | EH17 8UF

Warners are delighted to present to market his impressive mid terraced villa with private gardens and allocated parking space enjoying a particularly quiet location within a small cul-de-sac on this very popular residential estate. The property represents light and spacious accommodation over two floors, perfect for a small family, downsizers are couple looking for more space. Accommodation comprises: entrance vestibule, sitting room with under stair cupboard, dining kitchen with ample room for a small dining table with French doors to private rear garden, two bedrooms, family bathroom with white suite, shower over bath and two large cupboards, gas central heating and double glazing. Externally the property boasts private front and rear gardens, the rear mainly laid to lawn with an intimate patio area, perfect for al fresco dining. There is also a shed for handy external storage. Early viewing is recommended.

- Welcoming entrance vestibule
- Sitting room with under stair cupboard and staircase to upstairs accommodation
- Well – equipped dining kitchen with French doors to private rear garden
- Two Bedrooms
- Bathroom with white three piece suite, shower over bath
- Allocated parking space
- Private front and rear gardens
- Double glazing and gas central heating

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Everything bar the bed in room 2 and the shed will be included.  
EPC: C

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



