



2 The Murrays Brae  
LIBERTON | EDINBURGH | EH17 8UG

  
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Beautifully presented three bedroom detached bungalow set on a generous corner plot with high spec interior and well landscaped gardens, forming part of a sought after development, located in Liberton a very popular and convenient residential area not far from the city centre.

Internally the property is stylish, well planned and beautifully presented, with many pleasing features. The spacious living room would make a great reception room and place to entertain with the large bay window that lets in an abundance of light and cosy fireplace. The beautifully appointed kitchen currently comprises oven, gas hob and fan, fridge/freezer and has a glass patio door leading into the stunning conservatory that has patio doors out onto the landscaped garden. There are three well proportioned bedrooms, two with built in wardrobes and the master also benefitting from an ensuite shower room with double waterfall shower and a heated towel rail. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, extremely attractive landscaped gardens surrounding the generous corner plot with a patio, shed, lawn, flower beds, garage and driveway. Early viewing is highly recommended to avoid missing out.

- • Entrance hall
- • Fully fitted Kitchen
- • Spacious living room
- • Three well-proportioned bedrooms, one with ensuite
- • Stylish bathroom
- • Impressive conservatory
- • Gas central heating and Double glazing
- • Beautiful surrounding gardens
- • Single garage and off-street parking on the private driveway

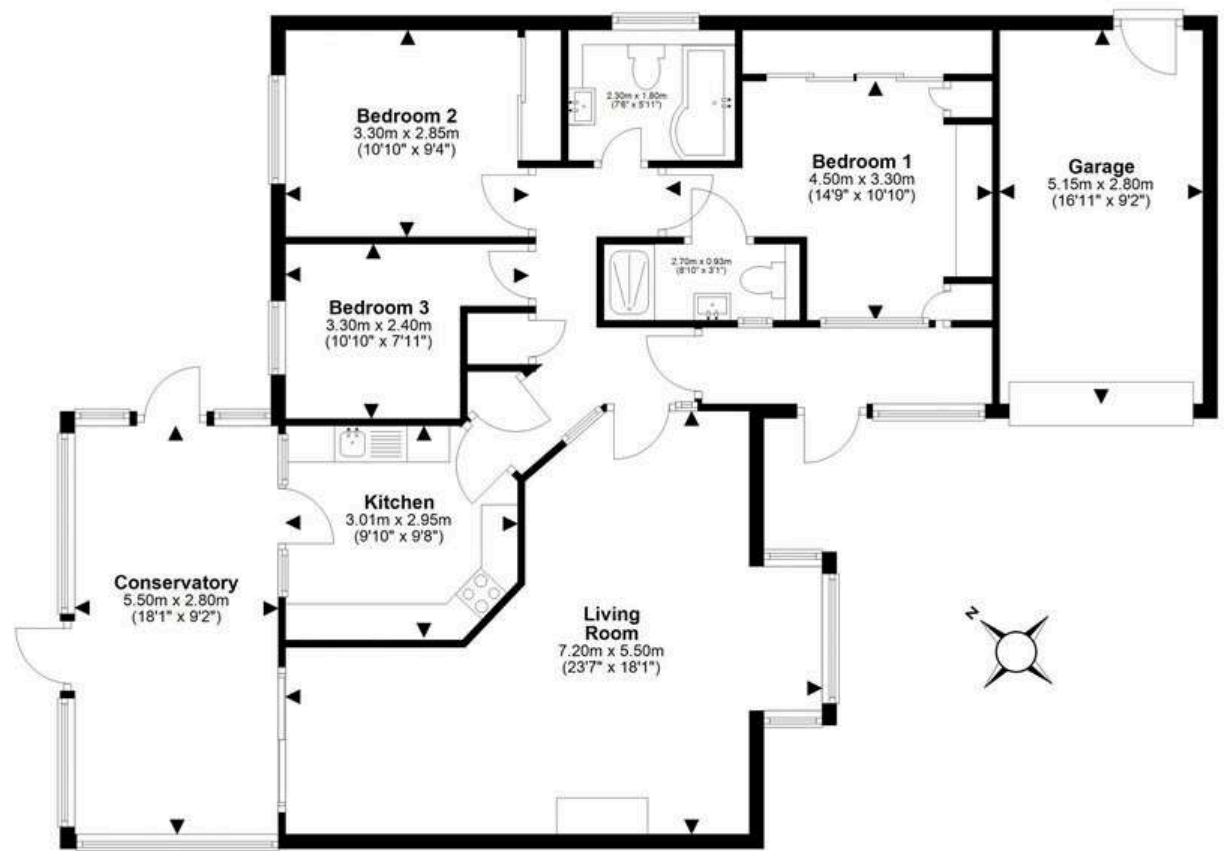
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated appliances will be included in the sale of the property along with all blinds, main room curtains and roof light shades. EPC: C

Liberton is a suburb in the south approximately five 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.