



152 The Murrays Brae
LIBERTON | EDINBURGH | EH17 8UH

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Beautifully presented three-bedroom end of terraced home forming part of a sought-after modern development in the popular Liberton area of Edinburgh.

This stunning home offers well planned and flexible accommodation over two levels and is presented to the market in move-in condition. The spacious living room forms the main public space in the property, and flow naturally through to the dining room which is flooded with an abundance of natural light. From here, access is provided via French doors to the south-west facing private rear garden which will be ideal for enjoying the best of the summer weather. The modern kitchen completes the accommodation on this level.

Moving upstairs, all three bedrooms are of a good size, with each room having the potential to be employed as a home office, study or gym giving the property an excellent degree of flexibility.

Offering immense appeal to anyone looking for a family home within easy reach of the city centre, early viewing is essential to appreciate everything that this stunning home has to offer.

- Three bedroom family home
- Sought-after location
- Easy access to public transport links
- Living room & separate dining room
- Kitchen
- Modern bathroom
- Gas central heating & double glazing
- Garden grounds to front, side and rear
- Allocated parking space

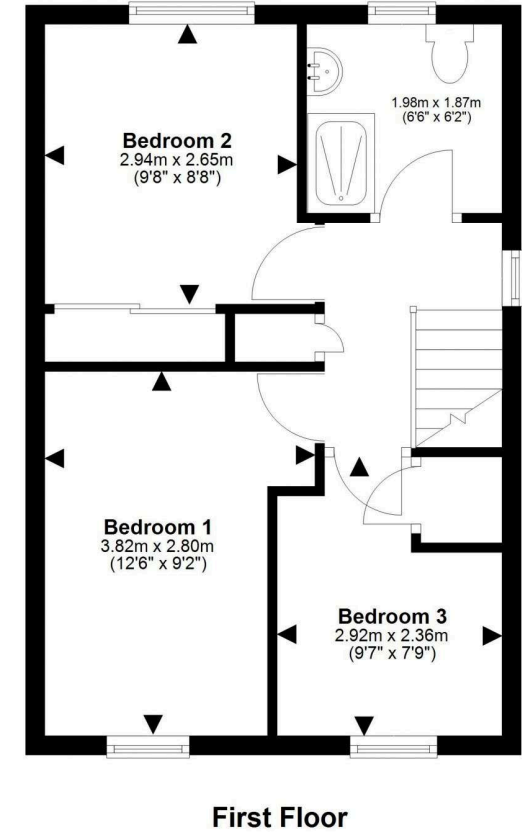
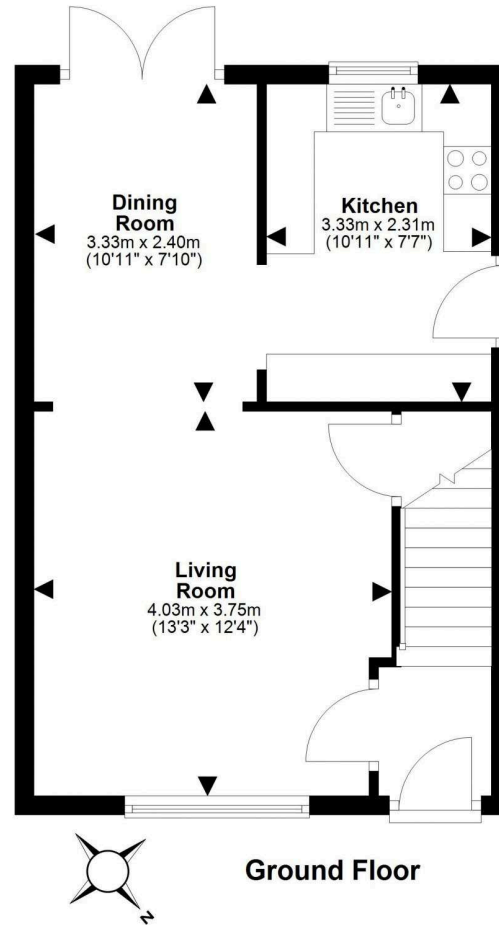
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras, EPC & Factor TBC

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





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