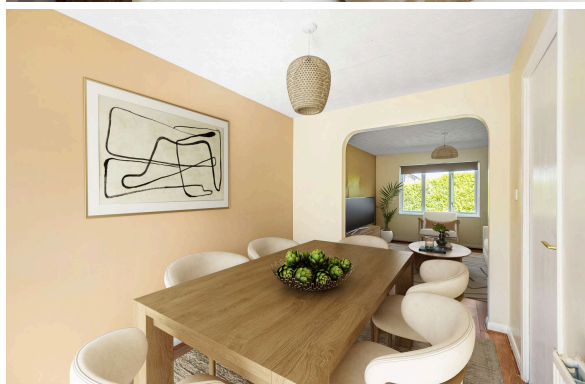




51 The Murrays Brae
LIBERTON | EDINBURGH | EH17 8UF


warners
solicitors & estate agents



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Warners are proud to present this beautifully maintained three-bedroom end-terraced home, ideally located in a sought-after residential area of Liberton, just south of Edinburgh's city centre.

A tidy front lawn lines the path to the front door, opening into a welcoming entrance vestibule. To the right, you'll find a bright and generously proportioned living room, tastefully decorated in neutral tones with a stylish feature wall and wood-effect flooring. The space flows effortlessly into a dining area that enjoys direct access to the sun-soaked, south-west-facing rear garden—perfect for relaxing or entertaining.

The adjoining modern kitchen is both practical and attractive, featuring oak-effect cabinetry, sleek black quartz-effect worktops, a tiled splashback, and ample room for appliances.

Upstairs, a carpeted staircase leads to three well-lit double bedrooms, two of which benefit from built-in wardrobes for added storage convenience. The family bathroom is fitted with a WC, washbasin, and a bath with an overhead electric shower.

Outside, the enclosed rear garden is a private haven, complete with a neat lawn and patio area, ideal for enjoying the afternoon sun.

- 3-bed end-terrace in popular Liberton
- Bright open-plan living/dining
- Modern, well-equipped kitchen
- Sunny south-west-facing garden
- Two bedrooms with built-in storage
- Close to city centre and amenities
- Spacious back garden shed
- Energy Rating C and Council Tax band E

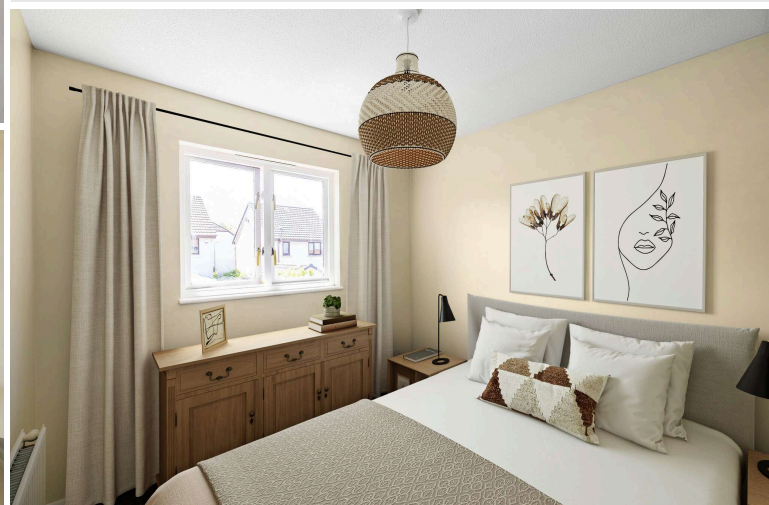
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

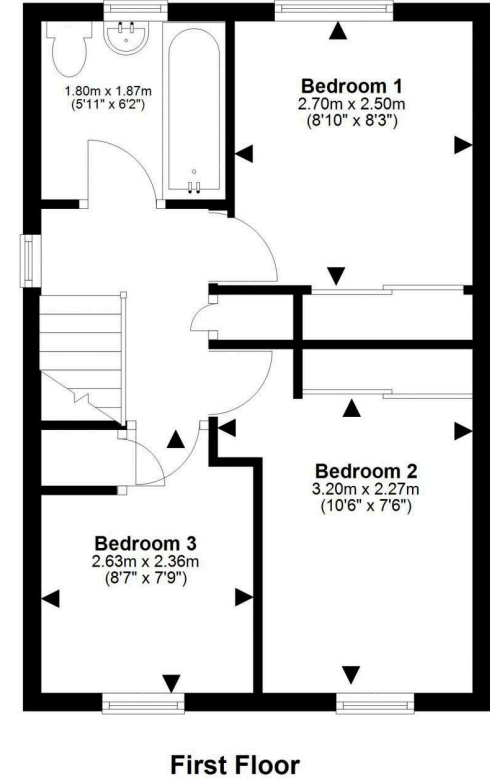
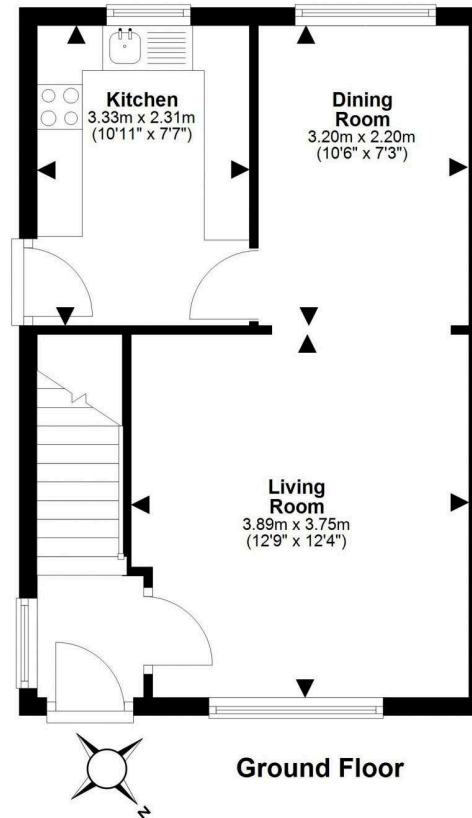


Blinds and cooker included in the sale.

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 bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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.