



45 The Murrays
LIBERTON | EDINBURGH | EH17 8UD


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Set in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented detached family home. Boasting a driveway, garage, front and South-East facing rear garden this property would make an ideal buy in a tranquil yet well-connected cul-de-sac.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with solid fuel burning stove, a rear garden facing dining room and downstairs is completed by a luxury kitchen with attractive units and garden access. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (one with built-in wardrobe) and the villa is completed by a stylish new shower room. Externally the fully enclosed, secluded rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Detached home in tranquil cul-de-sac
- Driveway, garage and front and rear gardens
- Welcoming hallway
- Bright bay windowed lounge which flows through to the dining room
- Contemporary kitchen
- Three well-proportioned bedrooms
- Stylish shower room

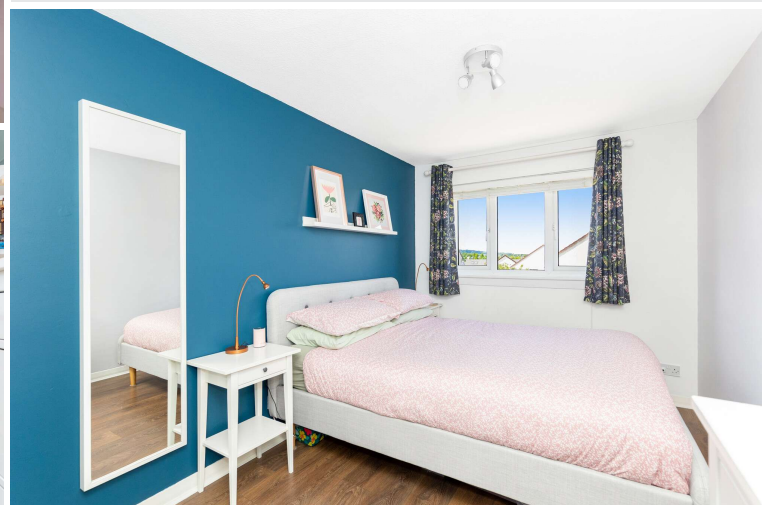
Included in the sale will be the blinds and dishwasher.

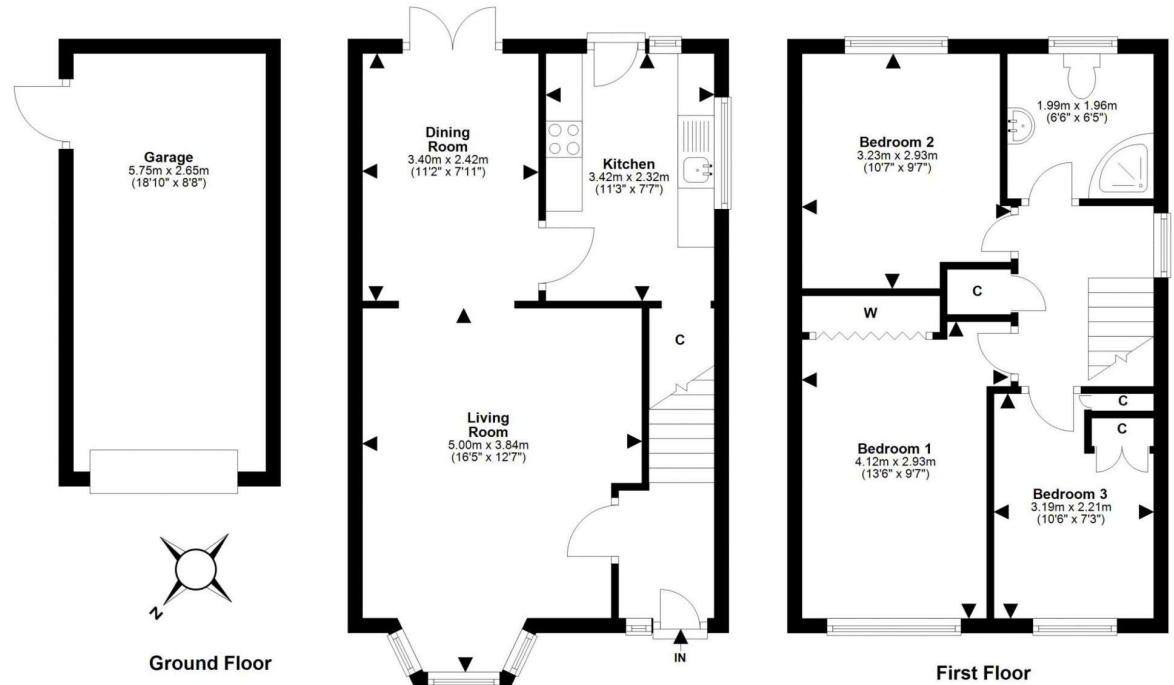
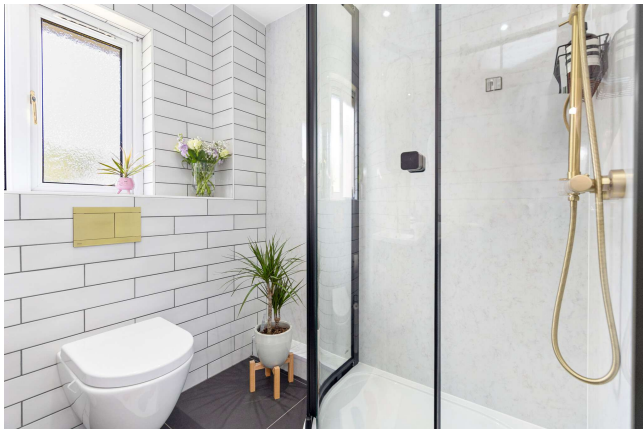
Energy Rating C. Council Tax Band F.

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



Liberton is a sought-after suburb to 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. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys 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 the 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.

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