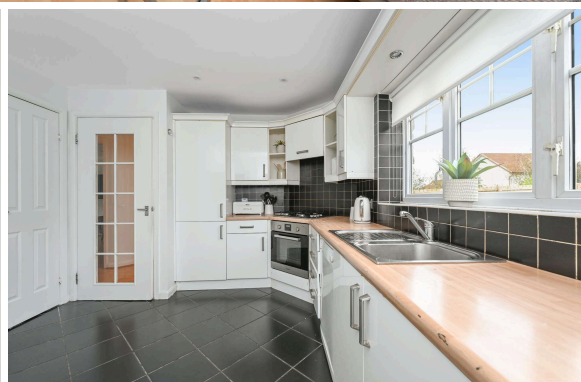
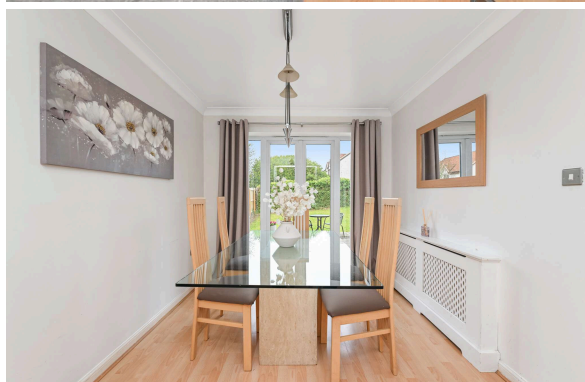




182 The Murrays
LIBERTON | EDINBURGH | EH17 8US


warners
solicitors & estate agents





182 The Murrays, Liberton

LIBERTON | EDINBURGH | EH17 8US

Well presented, light and spacious detached villa offering ideal family sized accommodation nicely finished off with attractive fittings, and with the benefit of a large, fully enclosed, child friendly garden and a quiet cul-de-sac position on a sought after development.

Viewing is highly recommended to appreciate the many pleasing features within this superb family home. Generous sized accommodation is provided, with plenty of room to spread out. The large kitchen offers a superb range of storage facilities and the modern white suites in the bathroom and en-suite are set against beautiful splash-backs in neutral tones.

To the front of the house is a two car driveway leading to the integral single garage. The fully enclosed rear garden is perfect for outdoor relaxation with an area of lawn and a choice of a patio or deck to sit out on.

Council Tax F and Energy Rating C

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





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.

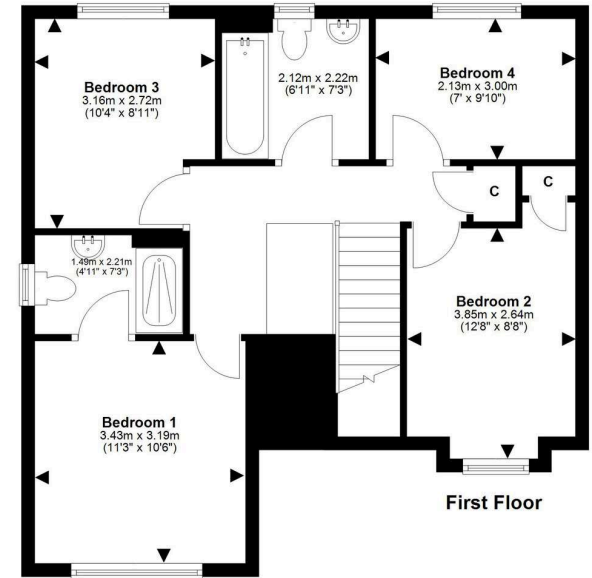
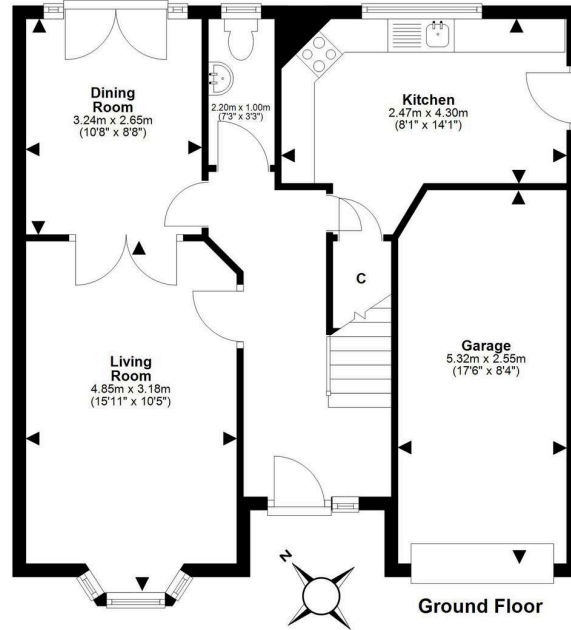
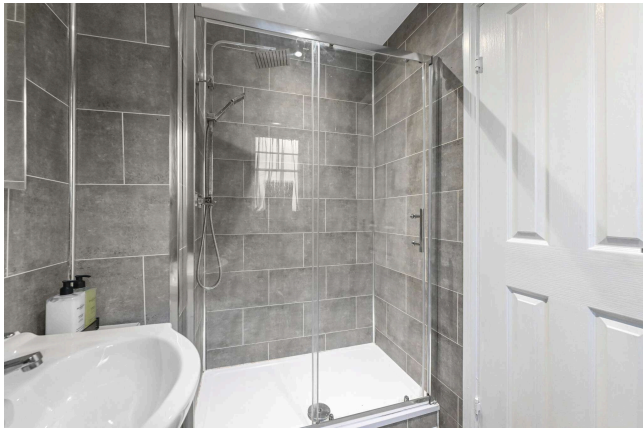


- Excellent family living space
- Great amenities and transport links close at hand
- Bay window living room
- Dining room with French door to garden
- Attractively fitted breakfasting kitchen featuring white gloss units
- Entrance hall
- Downstairs WC facility
- Upper landing with loft access
- Principal bedroom with en-suite shower-room
- Three further bedrooms
- Family bathroom
- Full-height hallway
- Gas central heating
- Double glazing

All fittings and fixtures will be included in the sale







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.