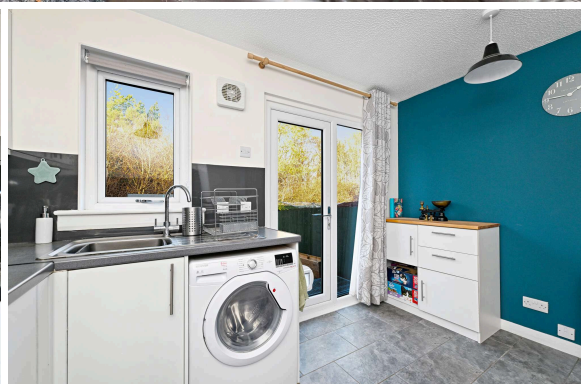




100 The Murrays Brae  
LIBERTON | EDINBURGH | EH17 8UG

  
**warner's**  
solicitors & estate agents





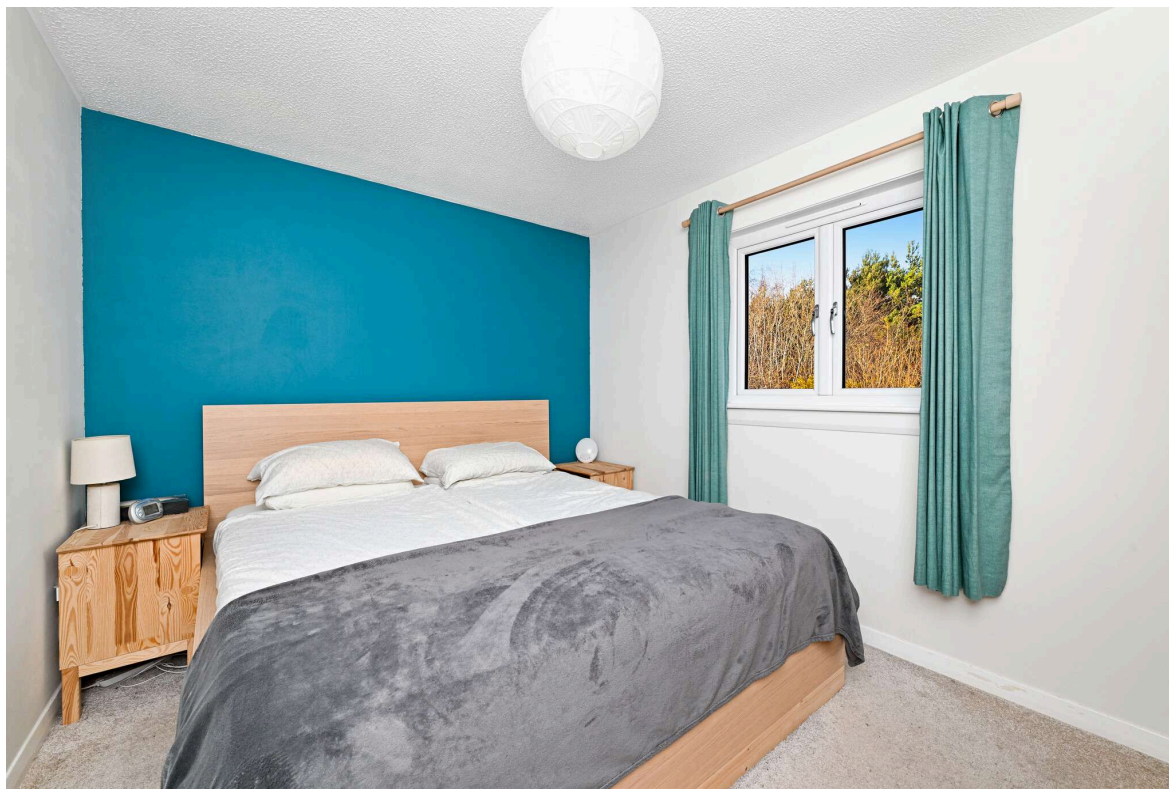
## 100 The Murrays Brae

LIBERTON | EDINBURGH | EH17 8UG

Located in the heart of a well-established, manicured development, surrounded by excellent amenities, quick transport links and vast open green spaces is this well presented two-bedroom terraced house with driveway, private front and rear gardens, double glazing and electric heating this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance porch, bright and spacious living room, contemporary dining kitchen with integrated washing machine, fridge/freezer, dining area, induction hob and oven and patio doors leading to the rear garden. Upstairs there are two well-proportioned bedrooms, a partially floored attic and the home is completed by a stylish bathroom with a shower over the bath and a heated towel rail. Externally the fully enclosed garden is made up of a lawn, shed and patio and there is a front driveway.

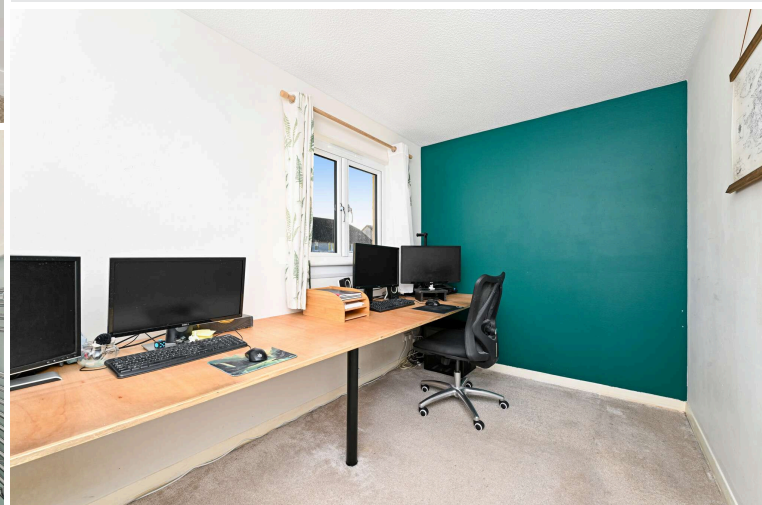
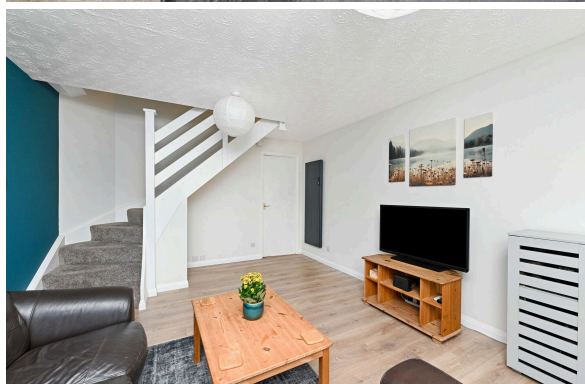
- Well-presented two-bedroom terraced house
- Private front and rear gardens and driveway
- Entrance porch
- Bright and spacious living room
- Contemporary dining kitchen with patio doors
- Two well-proportioned bedrooms
- Stylish bathroom
- Double glazing and Electric heating
- Partially floored attic

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

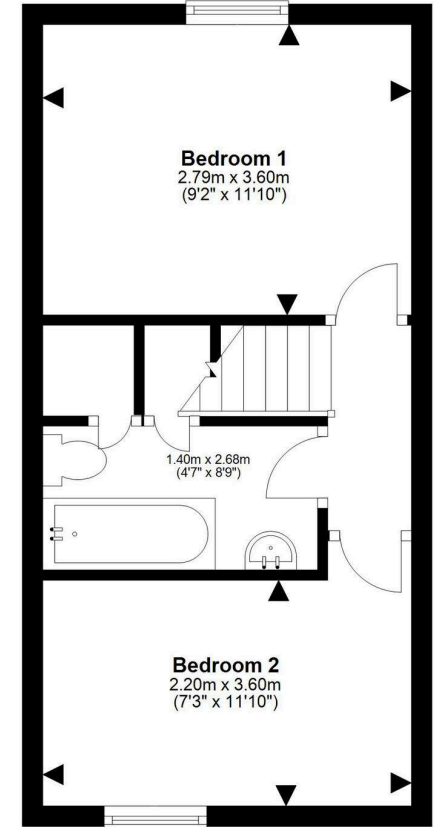
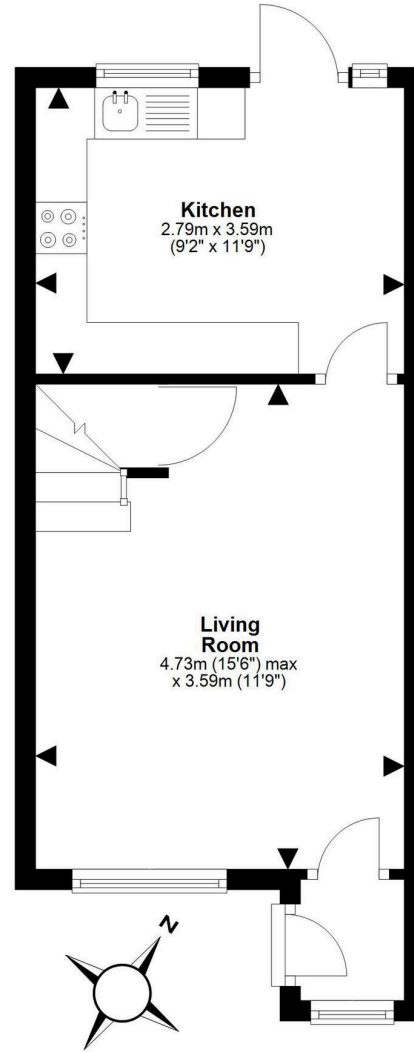


Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail 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.

Council tax band D, Energy rating D. There is no factor associated with this property.  
Extras included in this sale are fridge freezer and washing machine.







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.