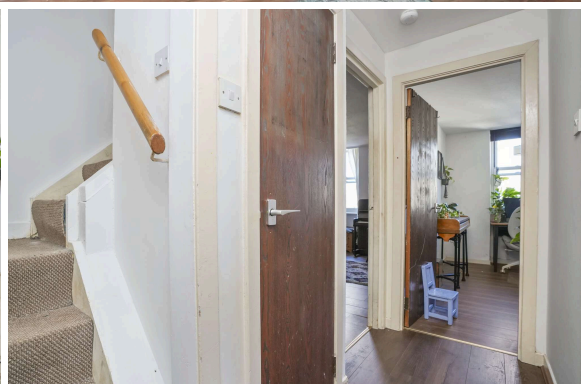
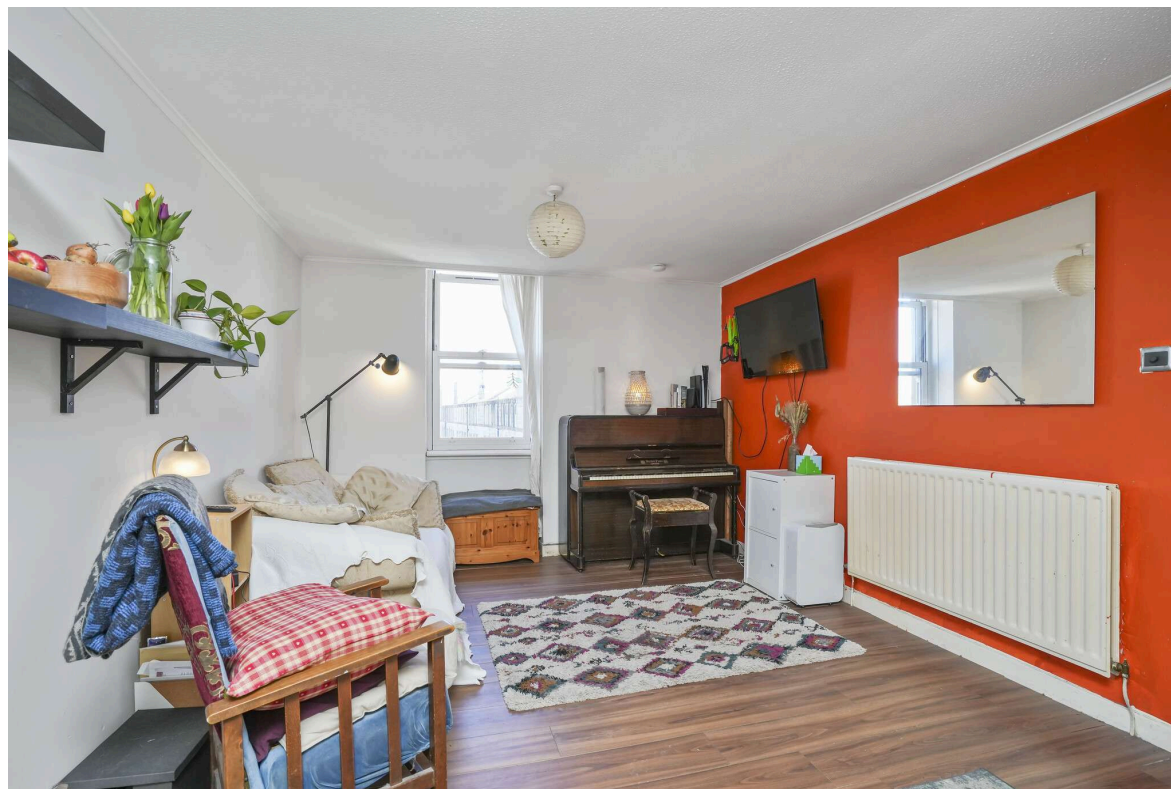




7/46 Murieston Road
DALRY | EDINBURGH | EH11 2JJ


warners
solicitors & estate agents



7/46 Murieston Road

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Warners are delighted to present this spacious three-bedroom duplex apartment, perfect for a wide range of buyers. Offered in excellent decorative order, the property enjoys a highly sought-after location in Dalry, within walking distance of local amenities, schools, and Edinburgh's vibrant West End.

Accessed via a secure shared entrance with both stair and lift access, the apartment opens into a welcoming central hallway with built-in storage. To the left, the open-plan kitchen and living area serve as the heart of the home, offering a perfect balance of comfort and convenience. The well-zoned kitchen features a range of base and wall units, contrasting work surfaces, and integrated appliances, including a fan oven, hob, and extractor.

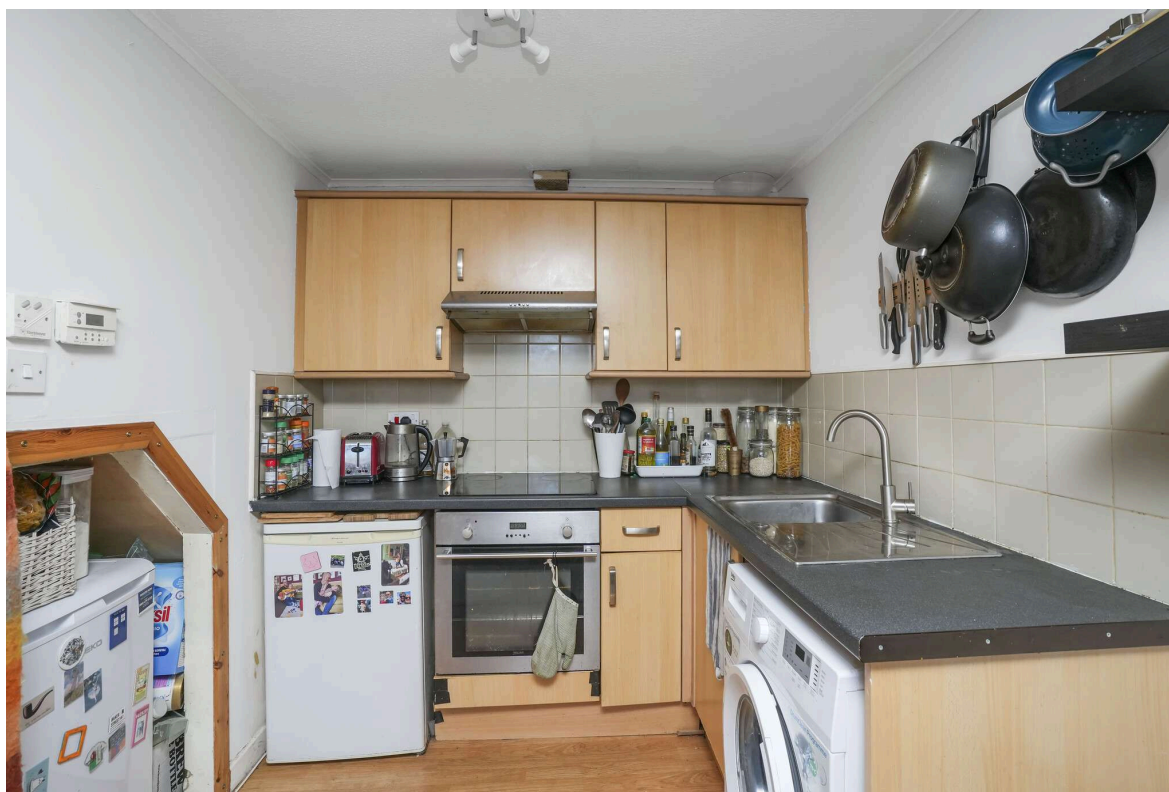
Adjacent to the living area, a versatile double bedroom is currently configured as a home office, boasting twin windows and ample space for free-standing furniture. A tiled three-piece bathroom with a shower-over-bath completes this level.

Upstairs, two generously sized double bedrooms provide a bright and airy retreat, both benefiting from built-in storage. Double glazing and electric heating ensure warmth and comfort throughout the year.

Externally, the property is just moments from the expansive greenery of Murieston Park, offering a perfect outdoor escape. Controlled residents' permit parking is also available.

- Spacious Duplex – Three bedrooms, open-plan living.
- Prime Location – Dalry, near amenities & West End.
- Move-In Ready – Modern decor, integrated kitchen.
- Versatile Space – Home office potential.
- Year-Round Comfort – Double glazing, electric heating.
- Great Access – Near park, permit parking.

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

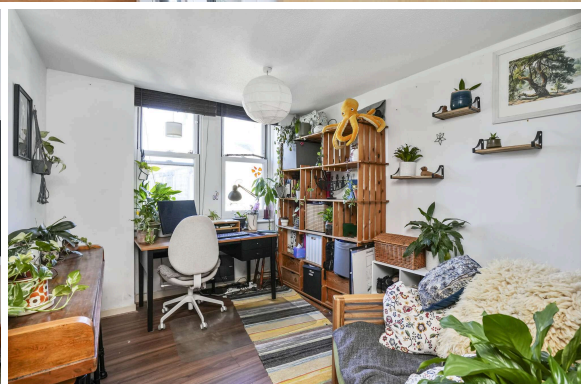


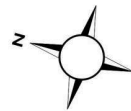
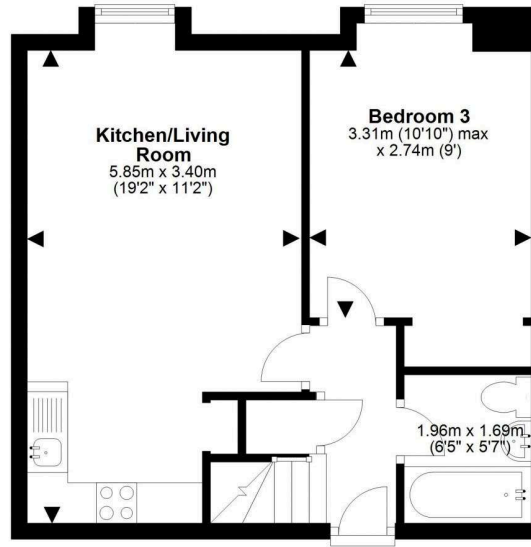
Extras included in the sale are all blinds, curtains, integrated light fixtures, fridge (with freezer compartment), freestanding freezer, oven, hob, extractor fan, washing machine, wall-mounted television bracket and sofa.

EPC rating F and Council Tax Band D.

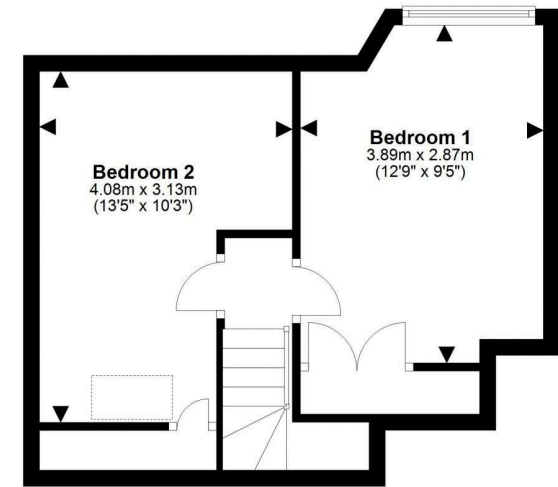
FACTOR: Approx £180 is payable to Myreside Management tri-annually, which covers all standard maintenance costs and buildings insurance. Exceptional costs, such as repair work, are shared between all residents and added to the standard charge.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





Ground Floor



First Floor

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.
Plan produced using PlanUp.