



154 The Murrays, Edinburgh, EH17 8UP

An immaculately presented two-bedroom semi-detached villa, maintained to a high standard and in excellent condition throughout. The property is located in the leafy southern suburbs of Edinburgh, within a peaceful residential development close to the excellent shopping facilities at Straiton. It is ideally positioned for access to the City Bypass which offers convenient commuting to both east and west. Situated at the end of a cul-de-sac on a generous corner plot, the home benefits from private front and rear gardens, gas central heating and double glazing throughout.

Accommodation comprises:

- Entrance hall with carpeted staircase to the first floor
- Generous living room with front-facing window and oak-effect flooring
- Kitchen/dining room fitted with a range of oak-effect units, laminate worktops with inset stainless-steel sink, part-tiled walls and integrated appliances including gas hob with extractor hood, electric fan oven, washing machine, tumble dryer and fridge-freezer. A spacious under-stair cupboard provides excellent additional storage
- Upper landing with hatch to partially floored and fully insulated loft space is accessed via an integrated ladder
- Stylish and contemporary family bathroom featuring a shower over the bath with a glass shower screen, WC and wash basin with vanity unit
- Two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The larger bedroom also features two additional storage cupboards



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

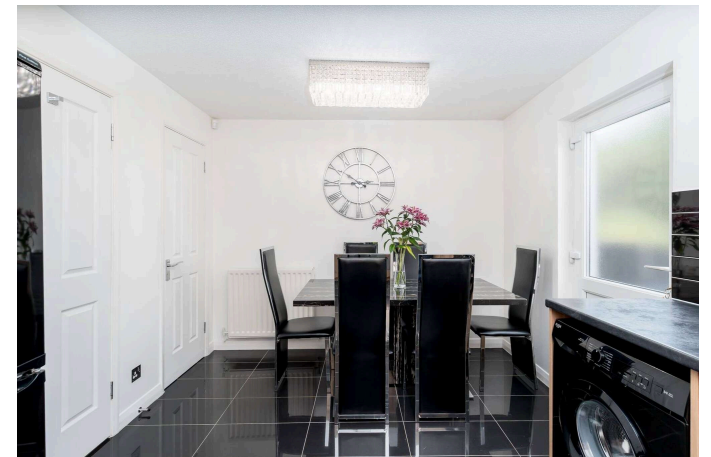


EPC RATING
C



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Outside & Gardens

The rear garden is spacious and enjoys the sun for most of the day, making it perfect for relaxing or entertaining. It is mainly laid to lawn with a paved patio and a decked seating area and is fully enclosed by fencing, making it ideal for children and pets. The front garden is also laid to lawn and adds to the property's attractive kerb appeal. There is an allocated parking space with additional parking for visitors.

Location

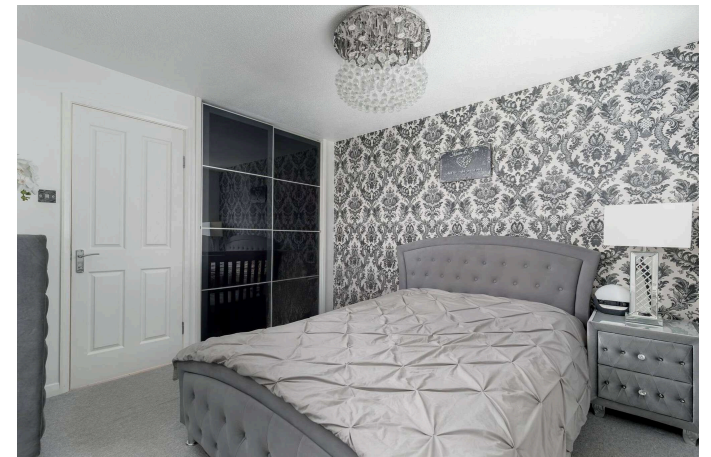
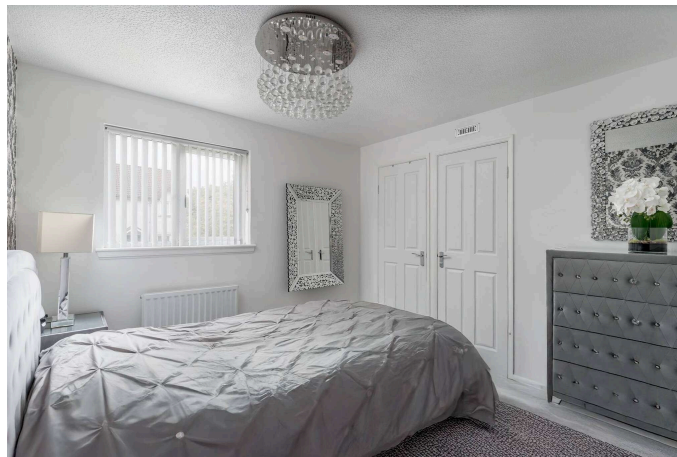
Located in the popular Liberton area, the property lies to the south of Edinburgh city centre, offering excellent transport links. A 24-hour bus service provides direct access to the city centre and the nearby City Bypass offers swift connections to the M8, M9, M90 and Edinburgh International Airport. Straiton Retail Park is just a short distance away, offering a wide range of retailers, supermarkets, IKEA, Costco and various restaurants and coffee shops. The property is also conveniently placed for the Edinburgh Royal Infirmary and the University of Edinburgh's King's Buildings campus. Leisure facilities in the area include Liberton Golf Course, Braid Hills Golf Course and Driving Range, Kings Acre Golf Course and Gracemount Leisure Centre. The home is within the catchment area for Frogston Primary School, St Catherine's RC Primary School, Gracemount High School and Holy Rood RC High School.

Extras

All fitted floor coverings, blinds and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



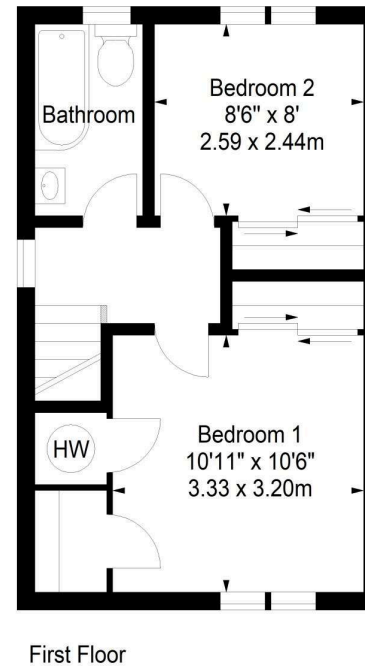
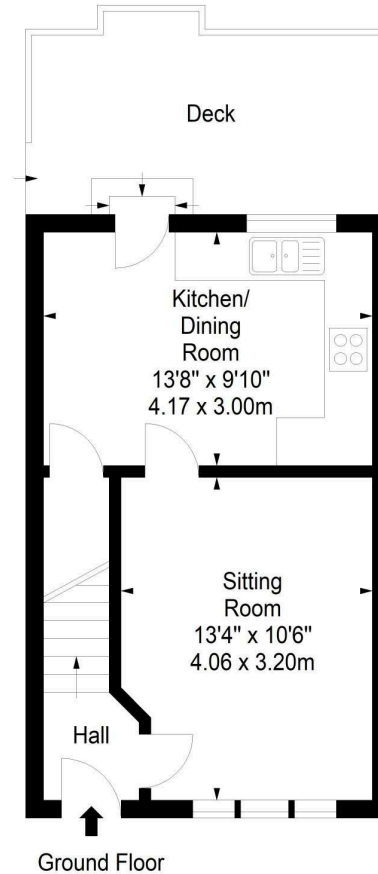




**The Murrays,
Edinburgh,
Midlothian, EH17 8UP**



Approx. Gross Internal Area
654 Sq Ft - 60.76 Sq M
For identification only. Not to scale.
© SquareFoot 2025



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove