

12 (flat 16) Murieston Road, Dalry, Edinburgh, EH11 2JH



12 (flat 16) Murieston Road | Dalry | Edinburgh | EH11 2JH

### Description

Beautifully presented dual-facing top floor apartment forming part of a traditional tenement positioned in a very convenient location, close to an excellent range of local amenities and the city centre. This charming flat commands an enviable setting with views to Corstorphine Hill overlooking Murieston Park. Cleverly modernised by the current owner, the property offers comfortable and easily manageable living space which would make an ideal first purchase.

- Hallway
- Living/dining room open plan to a bespoke kitchen area and offering a lovely sociable space
- Very spacious and bright double bedroom with twin window
- Useful box room
- Stylishly appointed shower room
- Electric heating and double glazing
- Secure entry system
- On street permit parking

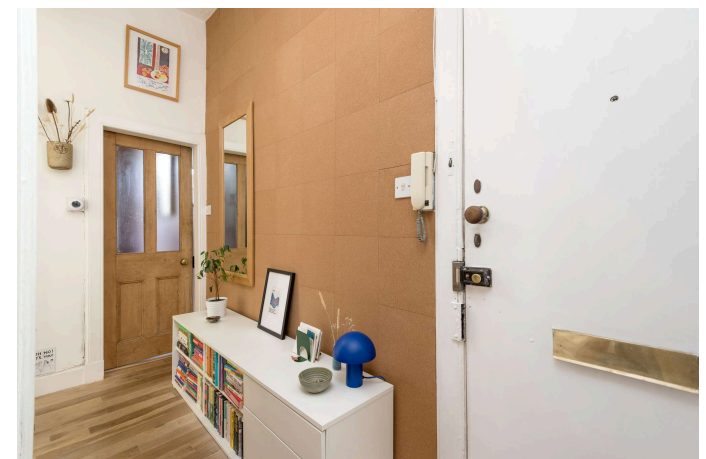
### Extras

The fitted floor coverings, oven and washing machine are included in the sale. Any other items are available by separate negotiation.

**EPC Rating: D**

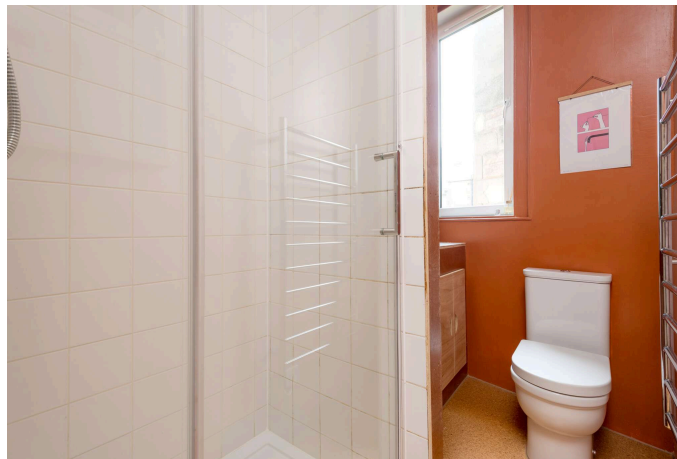
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

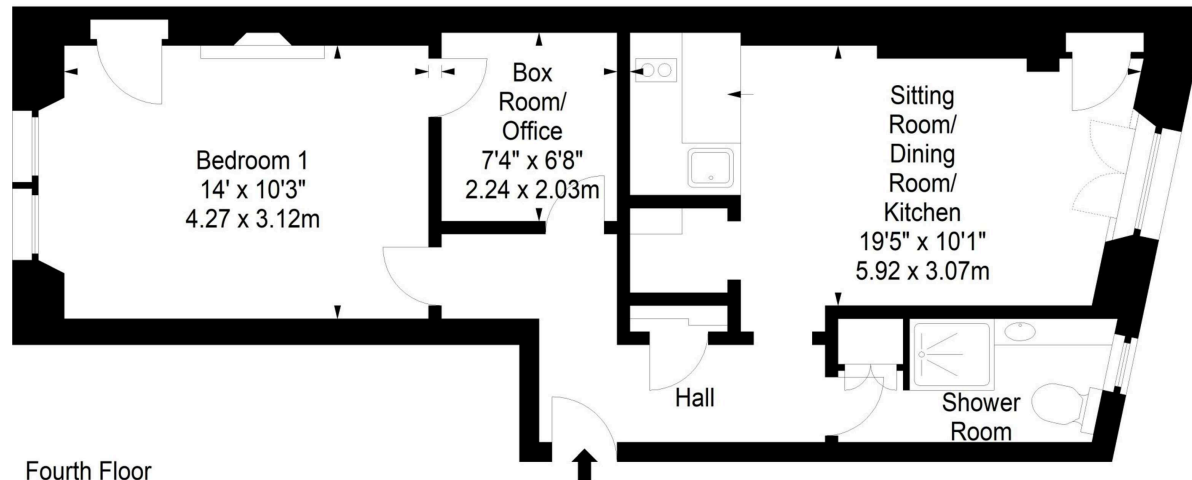
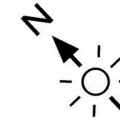
Situated near to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and services outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 20 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service running between Newhaven and Edinburgh Airport.



**Murieston Road,  
Edinburgh,  
Midlothian, EH11 2JH**



Approx. Gross Internal Area  
547 Sq Ft - 50.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

