



17/4 Murieston Crescent

Dalry, Edinburgh, EH11 2LL



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Bright and well presented first floor flat in popular Dalry, close to amenities and transport

- Sitting room
- Kitchen/dining room
- 2 double bedrooms
- Boxroom/study
- Bathroom
- Secure entryphone system
- Bright & well proportioned
- Excellent location close to amenities
- Well presented and in move in condition
- Gas central heating & double glazing

Offers Over:

£290,000



 Freehold

Further information can be found in the home report.



About the Property

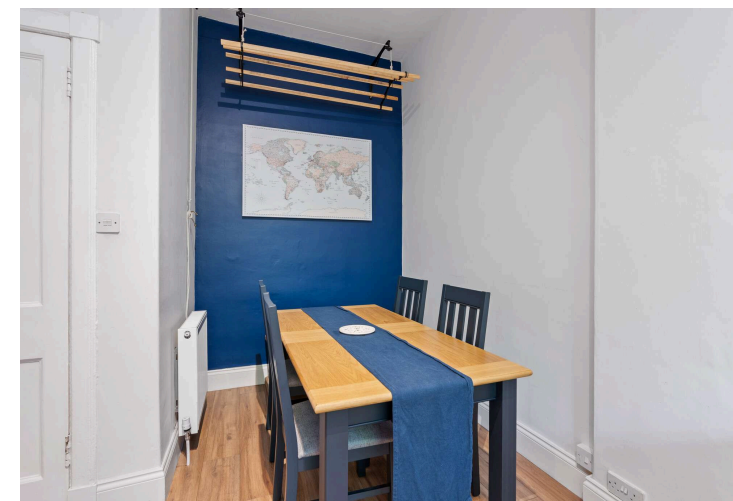
Well presented 2 bedroomed, first floor flat situated in the vibrant and well-connected Dalry area of Edinburgh.

Offering bright and comfortable accommodation throughout, the property is ideal for first-time buyers, professionals, or investors alike. The flat comprises a spacious sitting room, modern kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Further benefits include gas central heating and double glazing.

With an excellent selection of local shops, cafés, restaurants, and transport links nearby, the property enjoys a convenient location within easy reach of Edinburgh city centre.

Extras

To include all fitted carpets, floor coverings, curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge/freezer, washing machine & dishwasher.





📍 Location

Dalry is a vibrant and sought-after district situated just west of Edinburgh's city centre, making it an excellent location for commuters and those looking to enjoy all that the capital has to offer. The area combines the convenience of city living with a wide range of local amenities and excellent transport connections.

Regular bus services operate along Dalry Road, while the nearby tram network and Haymarket Station provide easy access to Edinburgh Airport, the city centre, and destinations further afield.

A superb selection of cafés, bars, restaurants, and independent shops can be found within walking distance, with the extensive retail, dining, and leisure facilities of the city centre and St James Quarter also easily accessible.

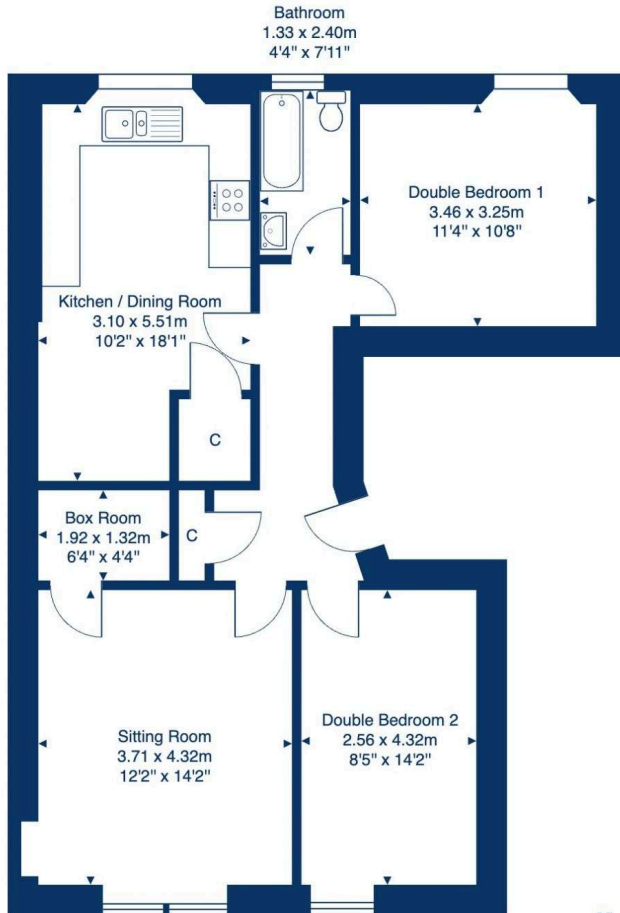
For recreation and entertainment, residents are well served by nearby Fountain Park, which offers a cinema, gym, restaurants, and leisure facilities, while Edinburgh's many cultural attractions, green spaces, and sporting venues are all within easy reach.





Floor Plan

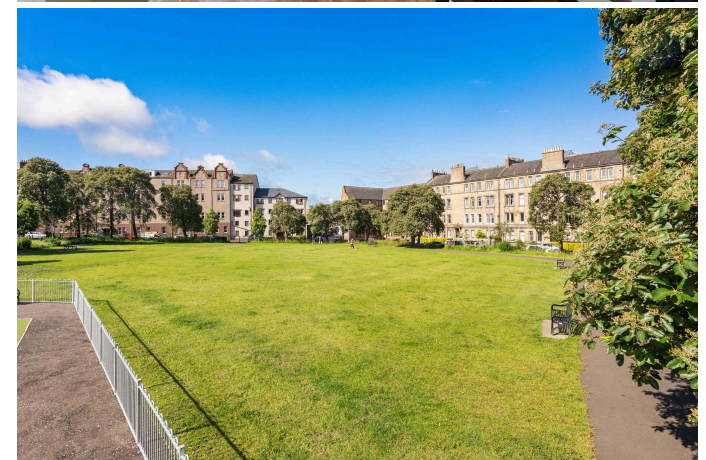
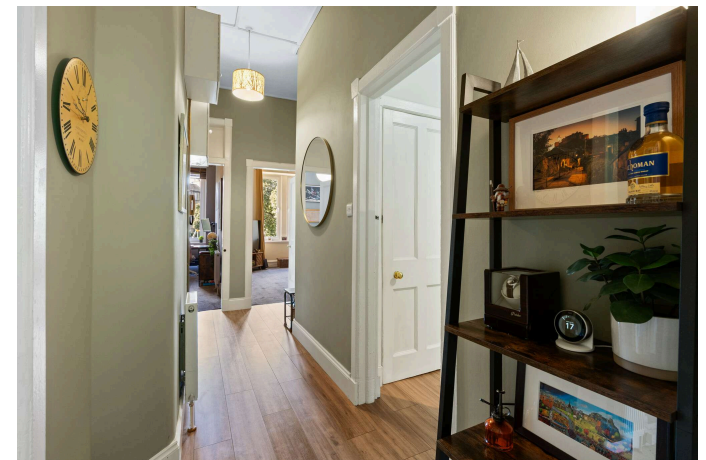
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First Floor

Total Area: 72.5 m² ... 780 ft²

All measurements are approximate and for display purposes only.





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