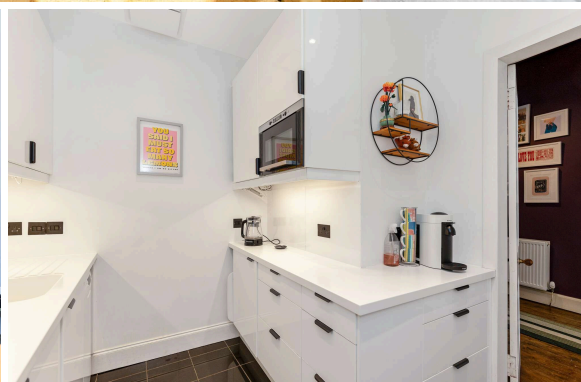




11/2 Murieston Crescent
DALRY | EDINBURGH | EH11 2LJ


warners
solicitors & estate agents



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Well presented and spacious two-bedroom, ground floor flat forming part of a traditional tenement in the popular residential area of Dalry, west of Edinburgh's city centre. This lovely apartment offers flexible accommodation and is presented to the market in move-in condition. The living room to the front of the property allows for an abundance of natural light and is a great space for relaxing and entertaining. The well-appointed kitchen is fitted with modern high gloss units and integrated appliances. There are two good-sized double bedrooms, one with fitted wardrobes and utility cupboard, and a further room which can be utilised as a great home office, nursery or dressing room. The bathroom with dual headed mains shower over bath completes the internal accommodation. The property further benefits from gas central heating, double glazing and security entry, and externally, a private garden to the front, communal rear garden, and residents' permit on street parking. Excellent nearby amenities include Fountain Park complex and fantastic transport links.

- Ground floor apartment.
- Easy access to public transport links.
- Front facing living room.
- Two double bedrooms & study/dressing room/nursery.
- Internal modern kitchen with high gloss units.
- Contemporary bathroom with mains shower.
- Living room has the original features including working shutters and cornicing.
- Gas central heating & double glazing.
- Security entry.
- Private front and communal rear garden.
- Residents' permit on street parking.
- Excellent nearby amenities including local parks and cycle paths.

Council Tax C. Energy Rating C.

Factor payable to Lowther, Wheatley House 25 Cochrane Street Glasgow G1 1HL Bill quarterly, approx £115-120 per quarter.

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



All fixtures, fittings, integrated kitchen appliances, freezer, washing machine, dishwasher, undercounter fridge, microwave, curtains and blinds will be included in the sale.

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.

