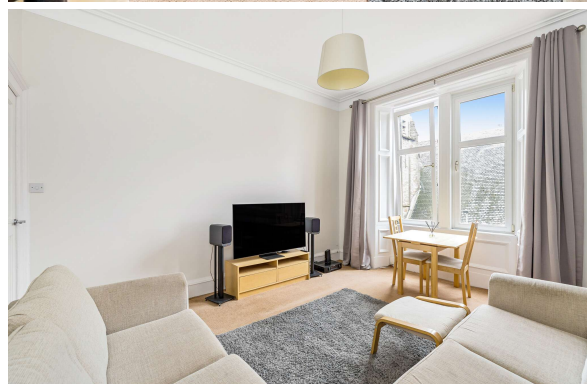




1 (2F3) Murieston Crescent
DALRY | EDINBURGH | EH11 2LG

warners
solicitors & estate agents



1 (2F3) Murieston Crescent

DALRY | EDINBURGH | EH11 2LG

Warners are delighted to offer this spacious two-bedroom second-floor flat forming part of a traditional tenement, ideally situated in the popular Dalry area of Edinburgh.

The property offers well-proportioned accommodation throughout, with a generous living room, two excellent double bedrooms, fitted kitchen, bathroom and useful storage. The welcoming entrance hallway provides access to all rooms and a large storage cupboard with an additional storage cupboard in bedroom 2.

The bright and spacious living room provides an excellent main reception space with ample room for a range of furniture. The principal bedroom is particularly generous, while the second double bedroom also offers excellent proportions, making this an ideal home for a couple, small family or buy-to-let investor.

The fitted kitchen offers a range of wall and base units together with space for appliances. The bathroom is fitted with a three-piece suite including a bath.

Externally, residents have access to a communal rear garden, providing a pleasant outdoor space. On-street permit parking is available in the surrounding streets.

Overall, this is a well-proportioned two-bedroom flat offering generous accommodation, traditional tenement character and a highly convenient location, making it an excellent choice for a first-time buyer, professional couple or investor.

- Spacious two-bedroom second-floor flat
- Traditional tenement building
- Generously proportioned accommodation
- Popular and convenient Dalry location
- Communal rear garden
- On-street permit parking.

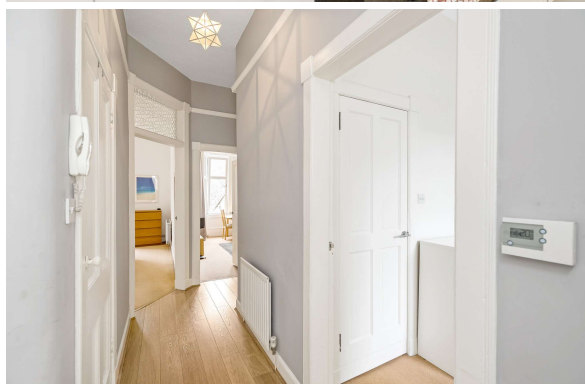
Council Tax C. Energy Rating C.

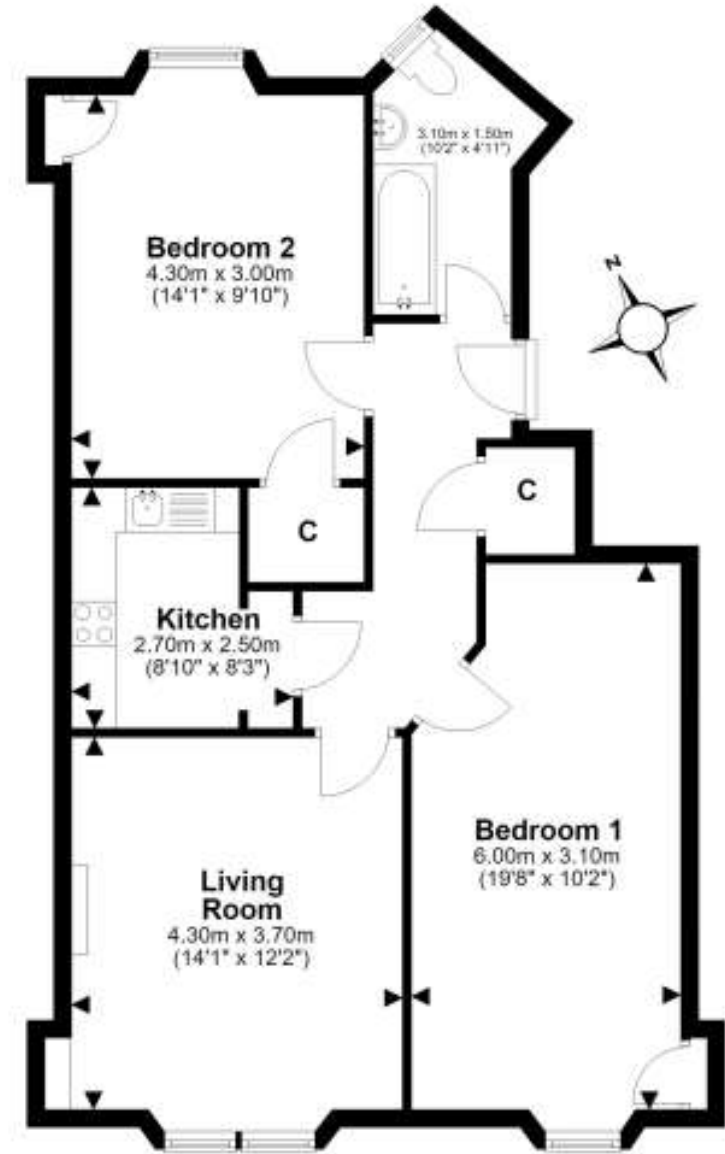
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances, curtain fittings and large wardrobe in the bedroom 1 will be included in the sale. Other items or furniture may be available under separate negotiations.

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.





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.

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