










Offers Over

**£300,000**

## 4a Murieston Road

Dalry | Edinburgh | EH11 2JH

Forming part of a traditional building in the ever-popular Dalry district, this lower main door garden flat offers a superb combination of character, privacy, and modern living. Accessed via its own private main entrance, the property enjoys a greater sense of independence than many flats of its kind, while internally it has been thoughtfully upgraded to provide contemporary interiors and quality fittings throughout. The result is a comfortable and well-presented home that will appeal to a wide range of buyers.

-  3 Bedrooms
-  1 Public Room
-  3 Bathrooms
-  Zoned Permit Parking
-  Private Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

The accommodation is well proportioned and arranged to maximise both space and functionality. A welcoming entrance hall, complete with useful built-in storage, leads through to the main living areas. The living room is a bright and inviting space, offering ample room for both relaxation and entertaining, and benefits from direct access to the rear garden area, creating a seamless connection between indoor and outdoor living. The kitchen is designed in a breakfasting style and is both practical and efficient, featuring integrated appliances and generous worktop space. Its layout is well suited to everyday use, providing a sociable environment for cooking and dining. The property offers three bedrooms, each providing flexibility to suit a variety of lifestyles. Two of the bedrooms are particularly well appointed, each benefiting from its own en-suite facility, adding a level of comfort and convenience ideal for family living or accommodating guests. One of these rooms also enjoys a bright and sunny aspect. The third bedroom is equally versatile and could easily serve as a home office, study, or additional living space, and benefits from a pleasant southwesterly outlook. A separate contemporary bathroom with an overhead shower completes the internal accommodation.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property further benefits from access to a private rear garden area, offering a valuable outdoor retreat. Additional features include electric heating, double glazing, and the convenience of on-street zoned permit parking available nearby. Overall, this is a spacious and adaptable home in a well-connected and desirable location.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

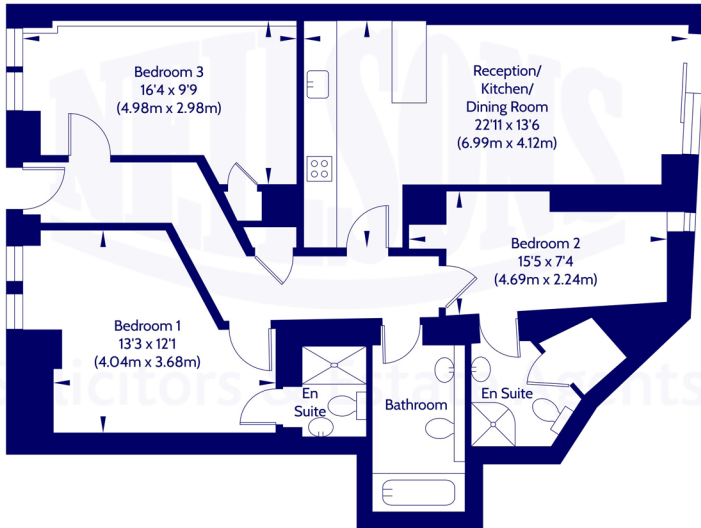
This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also within close proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Co-op, Lidl and a large Sainsburys supermarket in neighbouring Gorgie. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.





Approx. Gross Internal Floor Area 86 Sq M / 930 Sq Ft.

## Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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