

COULTERS[©]

5 THE MURRAYS

LIBERTON, EDINBURGH, EH17 8UD

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a quiet cul-de-sac is the immaculately presented 5 The Murrays, a detached 3 bedroom home with private front and rear gardens, a driveway and detached garage.

The house has been lovingly upgraded by the current owners, including the addition of a smart new kitchen, a stylish en-suite and a new boiler.

KEY FEATURES



Immaculately presented, detached house on a quiet cul-de-sac.



Three attractive bedrooms.



Well maintained front and rear private gardens.



Garage and monobloc driveway with EV charger.



Located in the popular residential area of Liberton.



Excellent local amenities nearby.



EPC Rating - C

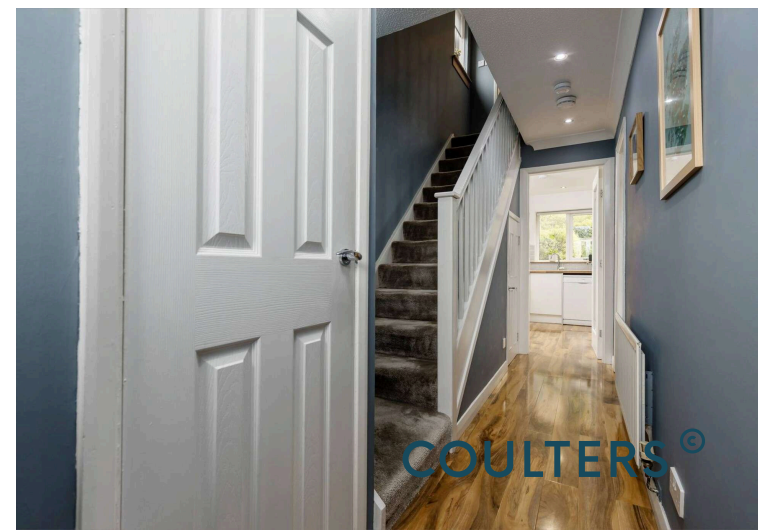


Council Tax Band - F



Light bounces off the beautiful flooring as you enter the home, which leads to the welcoming sitting room. A fireplace creates a pretty focal point in the room. Filled with light, the area is open to the separate dining room which benefits from patio doors directly onto the garden. Soft carpet is underfoot.

The sleek, modern kitchen has a charming outlook over the garden, fitted with wall and base mounted cabinetry which incorporate the gas hob, electric oven, dishwasher, washing machine and extractor hood, in addition to the freestanding fridge/freezer. A side door provides additional access to both the garden and garage. On the ground floor there is also a convenient WC along with an under stair storage cupboard.





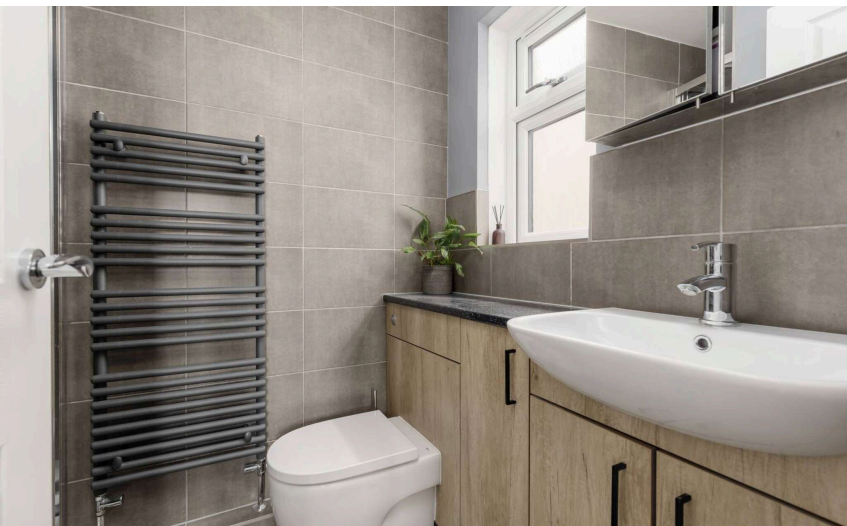
CONTINUED...

On the first floor, the principal bedroom is to the front, with fitted mirrored wardrobes and benefits from an elegant en-suite (fitted with a shower cubicle, WC, wash hand basin and heated towel rail). There are two further bedrooms (one which is currently used as a study). The bathroom completes the internal accommodation (with bath and shower over, WC and a wash hand basin incorporated into a vanity unit). Heating and hot water are provided by gas central heating.

The private gardens are delightful. To the front the area is mainly laid with lawn with a very established Rosemary bush providing a welcoming scent near the front door.

The enclosed rear garden is also mainly lawn, with established mix of trees, bushes and shrubs. A patio area is a perfect spot for a morning coffee, whilst the decked area at the other end of the garden ensures the garden can be enjoyed throughout the day.

The property also has a detached garage and driveway with EV charger. Unrestricted parking is available on the street outside.





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THE LOCAL AREA

The suburb of Liberton offers a village atmosphere, yet is only situated three miles south of the City Centre of Edinburgh. The property is well situated for the commuter and offers easy access to the City Bypass and motorway.

Liberton enjoys frequent bus services to the City Centre and surrounding areas and there is a range of shops close by, including Cameron Toll Shopping Centre and more traditional shops in Liberton itself, including a post office, bank, chemist and restaurant.

The property is within catchment of reputable state schools at primary and secondary level and various private schools are within easy reach.

Liberton is also ideally located for Edinburgh University's Kings Buildings and Napier University.



EXTRAS

All fitted flooring, integrated kitchen appliances, freestanding fridge freezer, washing machine, dishwasher and light fittings will be included in the sale. The shelf in the WC and decorative circular shelf in the principal bedroom will be removed prior to sale.

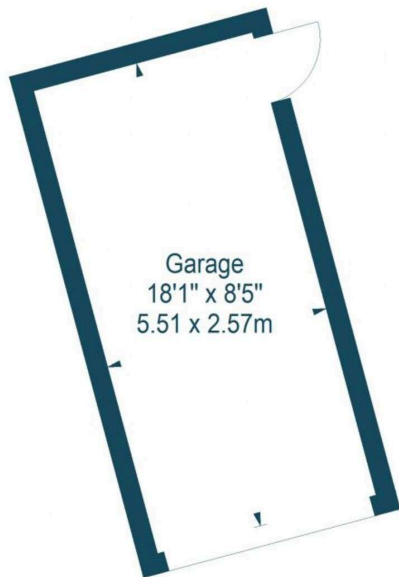
HOME REPORT VALUATION: £310,000

**The Murrays,
Edinburgh, EH17 8UD**

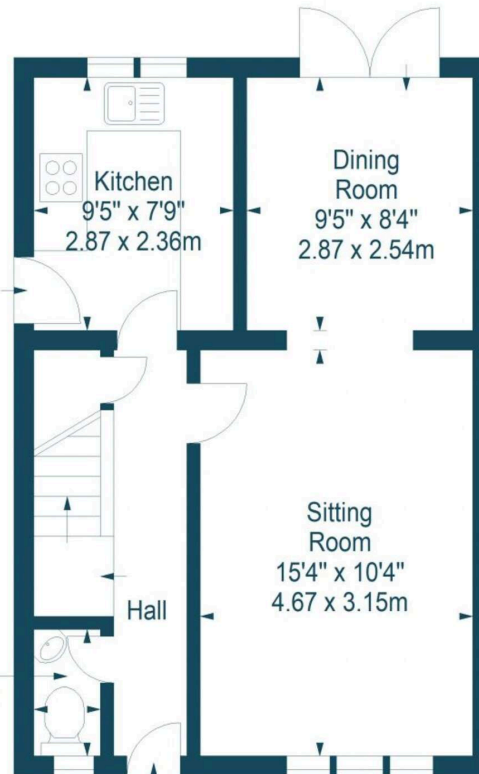


Approx. Gross Internal Area
842 Sq Ft - 78.22 Sq M
Garage

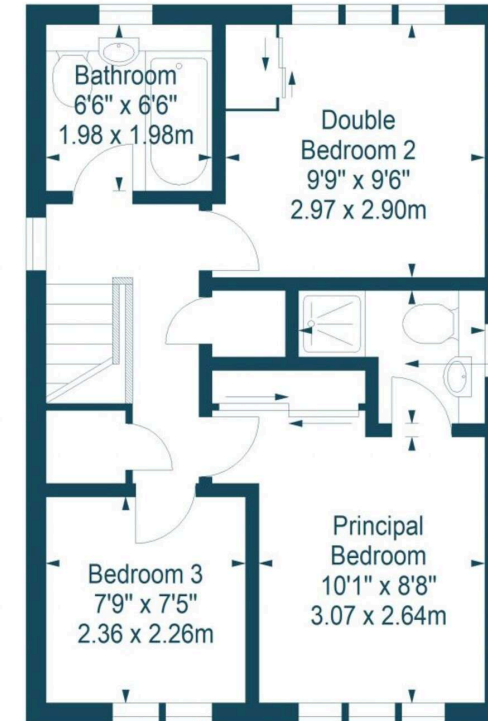
Approx. Gross Internal Area
153 Sq Ft - 14.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026



WC
4'8" x 2'8"
1.42 x 0.81m



Ground Floor



Ensuite Shower Room
7'1" x 5'
2.16 x 1.52m

First Floor

GET IN TOUCH

www.coultersproperty.co.uk

0131 603 7333

enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.