



Offers Over
£250,000

129 The Murrays

Liberton | Edinburgh | EH17 8UN

Impressive three-bedroom semi-detached villa pleasantly positioned within a quiet cul-de-sac setting in the sought-after Murrays development in Liberton. Close to fantastic amenities and excellent transport links, the property is bound to appeal to a variety of purchasers including young couples, professionals, and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom & 1 WC
-  Private gardens
-  Driveway
-  EPC Band - C
-  Council Tax Band - E



Description

A welcoming entrance leads through to the bright and airy lounge, which enjoys a pleasant front-facing aspect and flows seamlessly into the kitchen/diner. The modern kitchen/diner was upgraded in 2022 and offers a stylish and practical space for everyday living. It is fitted with a range of integrated white goods, finished with metro tiling in the splash areas and under-unit lighting. Sliding patio doors open directly to the rear garden, while a handy understairs cupboard provides additional storage. A polished plaster feature wall adds a contemporary touch to the room. Completing the ground floor is a two piece W/C with a heated towel rail. Upstairs, the first-floor landing includes a linen cupboard and access to the attic via a Ramsay ladder, with the attic being partially floored for additional storage. Bedroom one is a comfortable double featuring a stylish half-panelled feature wall and integrated wardrobes with sliding doors. The room also enjoys lovely views towards the Pentland Hills. Bedroom two is another double positioned to the rear and benefits from integrated wardrobes with sliding doors. Bedroom three is a single room offering flexible use as a nursery or home office and includes a useful over-stairs cupboard. Completing the internal layout is the bathroom, fully tiled and fitted with a shower over the bath.



Further benefits include gas central heating (new boiler installed in 2022), double glazing, and a security intruder alarm system.

Gardens & Parking

Externally, the property benefits from a private front garden laid to lawn. The rear garden provides a lovely outdoor space with wooden decking and a well-kept lawn – ideal for relaxing during the warmer months. For the car owner, a driveway offers off-street parking for one car.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, washing machine, and dishwasher, freestanding fridge-freezer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.



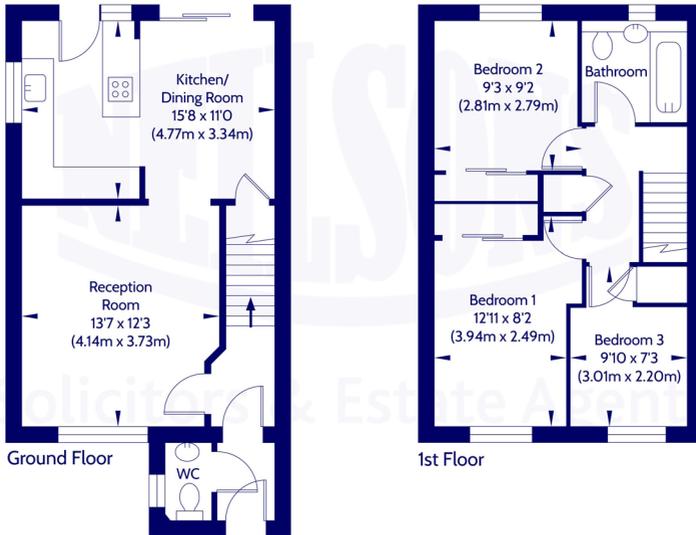


Location

The Murrays estate forms part of the larger Liberton district of the city lying on the southern boundary of Edinburgh. Local shops and services cater for everyday needs, and a short drive away are Cameron Toll Shopping Centre and Straiton Retail Park housing a variety of larger retail shops Sainsbury's, Marks & Spencer Food Hall, Ikea and Costco. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached, giving access to the main motorway network, Edinburgh Airport and Fife so ideal for the commuter. The property is also conveniently located for University of Edinburgh Little France, King's Buildings campuses and Edinburgh Royal Infirmary. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills, Hermitage of Braid and Blackford Hill with Gracemount Leisure Centre with pool and fitness complex close by.



Approx. Gross Internal Floor Area 76 Sq M / 820 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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