



70 The Murrays
LIBERTON | EDINBURGH | EH17 8UP


warners
solicitors & estate agents



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Located in the heart of a well-established, manicured development, surrounded by excellent amenities, quick transport links and vast open green spaces is this well presented three-bedroom semi-detached house with long driveway, private front and rear gardens, double glazing and gas central heating. This property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hall, bright and spacious dining/living room with views of the Pentlands, a fully fitted kitchen that currently comprises the boiler cupboard, dishwasher, fridge/freezer, oven, gas hob and fan and has access out to the rear garden. Upstairs there are three well-proportioned bedrooms, the master with built in storage and two benefiting from views of the Pentlands. Completing the accommodation is the bathroom with shower over the bath. There is also an attic for extra storage and externally the fully enclosed rear garden is made up of a lawn, shed, patio and has an outside tap.

- Well-presented three-bedroom semi-detached house
- Private front and rear gardens and long driveway
- Entrance hall
- Bright and spacious dining/living room
- Fitted Kitchen with access to the rear garden
- Three well-proportioned bedrooms
- Family bathroom
- Double glazing and Gas central heating
- Attic storage

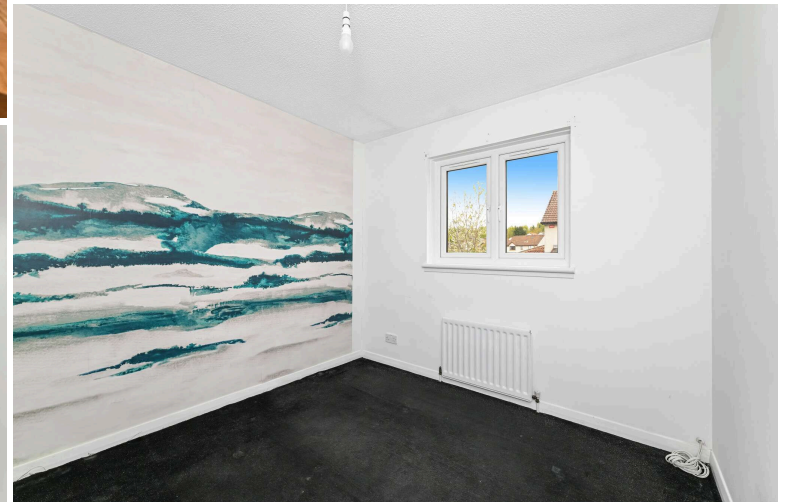
Energy Rating C. Council Tax band E.

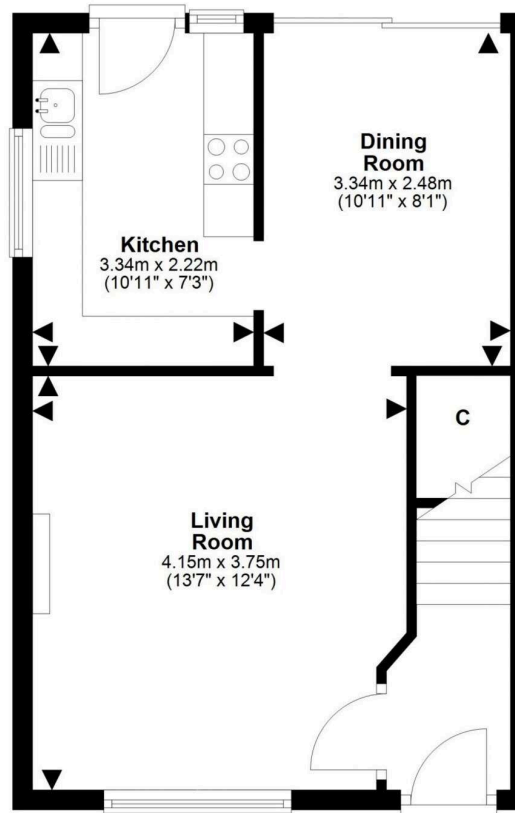
The fridge freezer and dishwasher will be included in the sale, but their condition is not warranted.

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

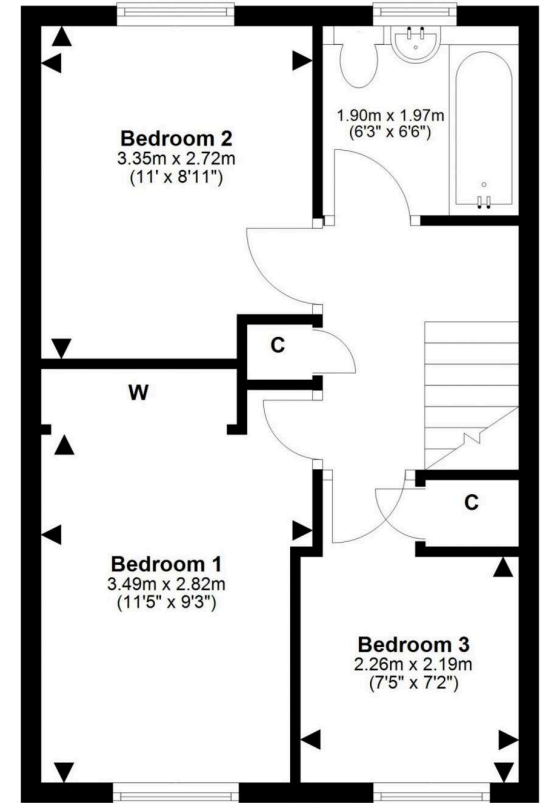


Liberton is a sought-after suburb to the south, approximately five miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.





Ground Floor



First Floor



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.