



251 The Murrays
Liberton, Edinburgh, EH17 8UT

CALL US ON 0131 447 4747



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Liberton, Edinburgh, EH17 8UT

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

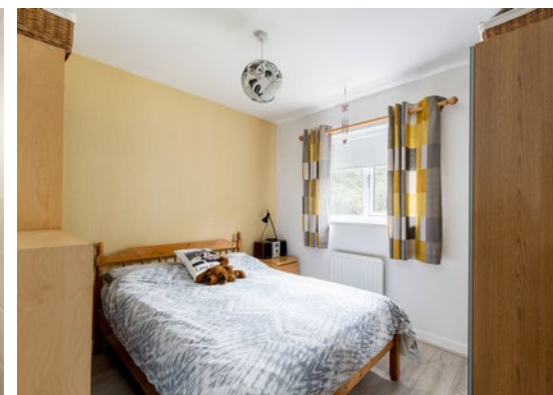
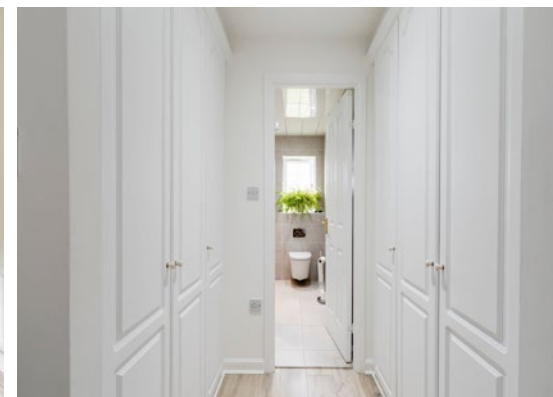
- Reception hall with good storage.
- Cloakroom/WC.
- Attractive living room with bay window, feature fire & French doors to rear garden.
- Superb dining kitchen with bay window & appliances.
- Utility room with access to garden.
- Bedroom 5/Study on ground level.
- Upper landing with good storage & access to attic via Ramsay ladder.
- Fabulous master bedroom with dressing area & fitted wardrobes.
- Contemporary fitted ensuite shower room.
- Two further double bedrooms.
- Single bedroom.
- Fully tiled four-piece family bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Well maintained garden to front.
- Beautifully maintained large south facing garden at rear.
- Double driveway leading to double garage at side.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A stunning, immaculately presented detached villa situated on an excellent corner plot in an established development in the popular and well located Liberton district of the city, perfectly positioned for access into Edinburgh City Centre a wide range of local amenities. This is an ideal commuter base with its proximity to the Edinburgh City Bypass and would make an ideal family home in a great location.







LOCATION

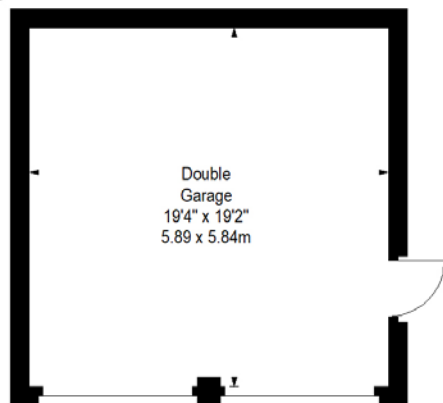
The Murrays estate forms part of the larger Liberton district of the city lying on the southern boundary of Edinburgh. Local shops and services cater for everyday needs, and a short drive away are Cameron Toll Shopping Centre and Straiton Retail Park housing a variety of larger retail shops Sainsbury's, 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 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 along with the 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.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE, DISHWASHER, FRIDGE AND THE AUTOMATIC WASHING MACHINE, FREEZER AND FURTHER FRIDGE WITHIN THE UTILITY ROOM. THE WARDROBES WITHIN THE BEDROOMS WILL BE INCLUDED WITHIN THE FOR SALE PRICE AND SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 4.6 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 12.4 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 500 METRES.

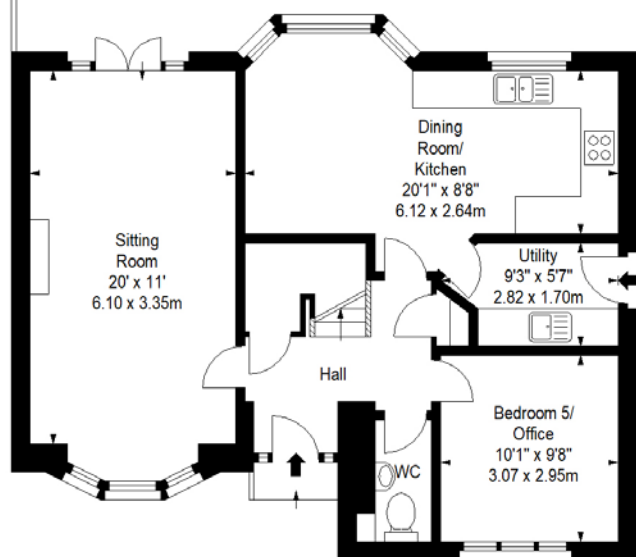


Double
Garage
19'4" x 19'2"
5.89 x 5.84m

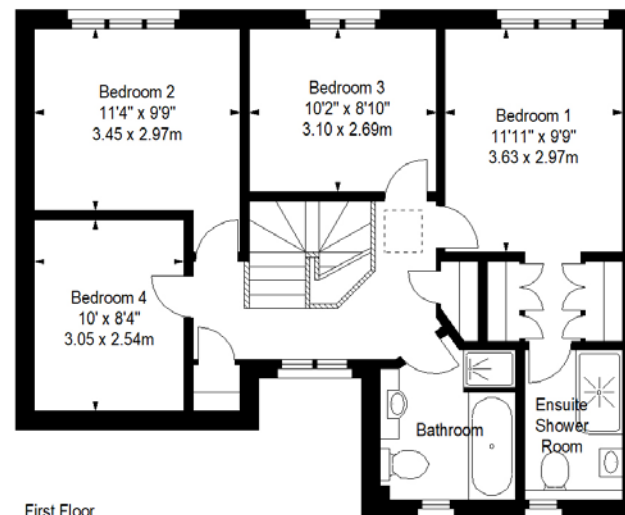
**The Murrays,
Edinburgh,
Midlothian, EH17 8UT**



Approx. Gross Internal Area
1416 Sq Ft - 131.55 Sq M
Double Garage
Approx. Gross Internal Area
371 Sq Ft - 34.47 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.