



260 The Murrays Brae
LIBERTON | EDINBURGH | EH17 8UL


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 immaculately presented two bedroom semi-detached house with long driveway, private front and rear gardens, double glazing and electric heating this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance porch, bright and spacious living room, contemporary dining kitchen with integrated washer/dryer, dishwasher, fridge/freezer, dining area, oven, hob and fan and patio doors leading to the recently landscaped rear garden. Upstairs there are two well-proportioned bedrooms, a fully floored attic and the home is completed by a stylish bathroom with a double waterfall shower over the bath with a heated towel rail. Externally the fully enclosed South-East facing rear garden is made up of a lawn, decking and has an outside tap.

- Well-presented two-bedroom semi-detached house
- Private front and rear gardens and long driveway
- Entrance porch
- Bright and spacious living room
- Contemporary dining kitchen with patio doors
- Two well-proportioned bedrooms
- Stylish bathroom
- Double glazing and Electric heating
- Fully floored attic

Energy Rating D. Council tax band D.

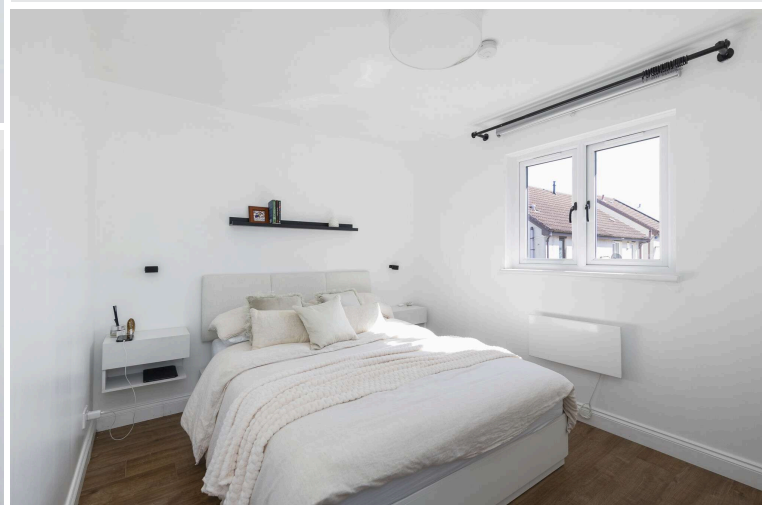
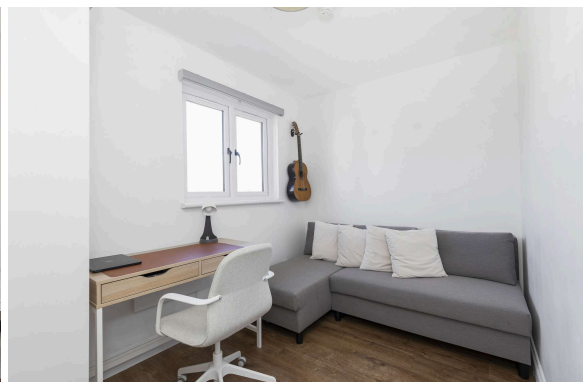
Included in the sale will be all blinds, curtains and integrated appliances.

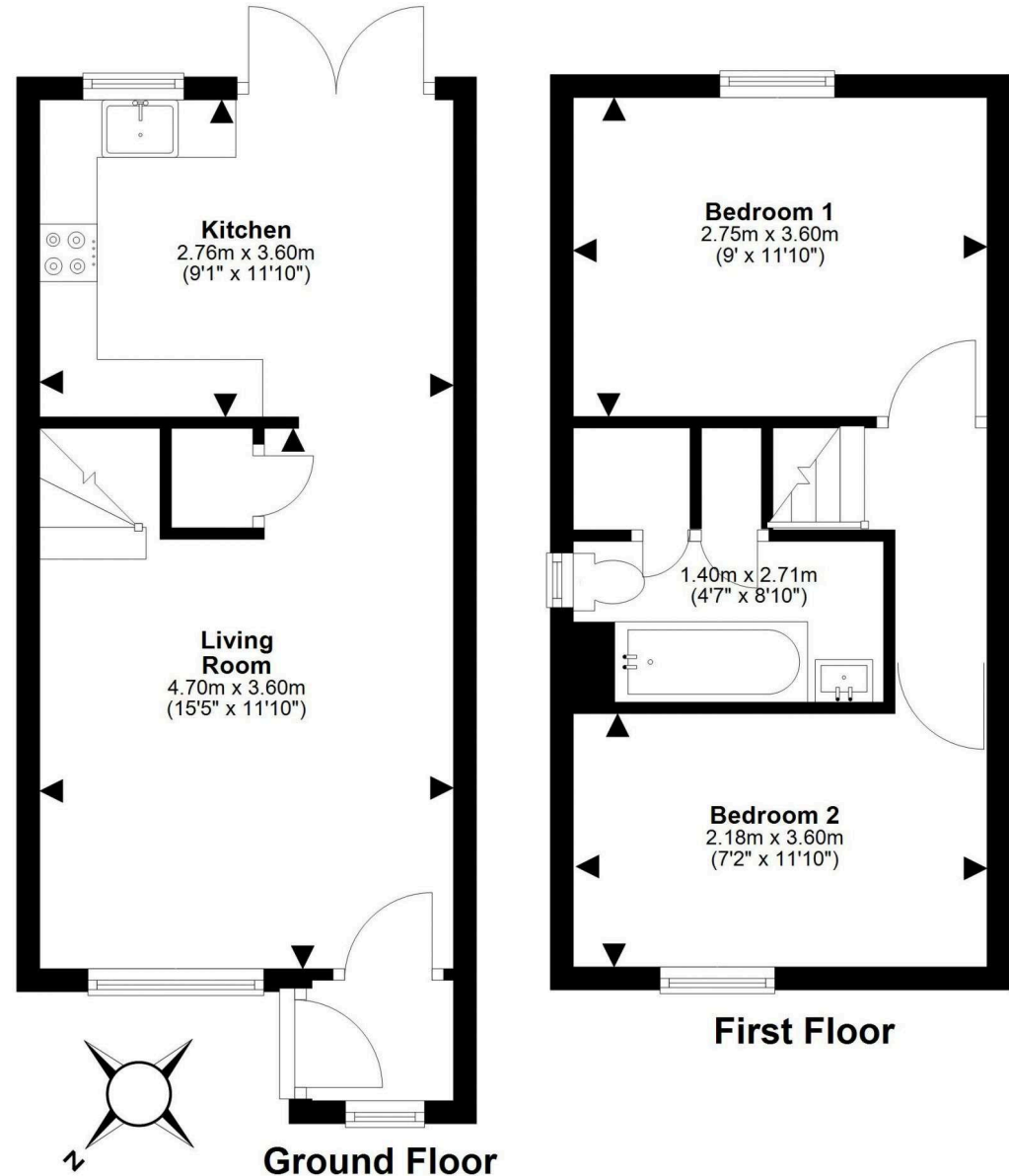


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a sought-after suburb to the south, approximately four 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.





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.