

**5/6 Murieston Place
Edinburgh EH11 2LT**

Offers Over £185,000

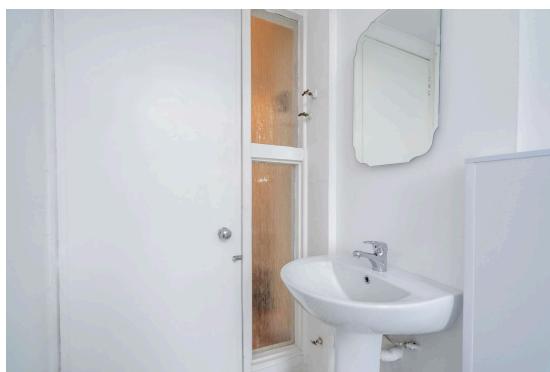
- Charming 1 bed first floor flat
- Sought after location
- Entrance hall with storage cupboards
- Lounge with views towards Murieston Park
- Kitchen with ample storage
- Well proportioned double bedroom
- Shower room with walk in shower and two piece suite
- Communal gardens & residents permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Charming 1 Bed First Floor Flat

5/6 Murieston Place is a charming one-bedroom traditional tenement flat, set within the highly sought-after Murieston Place. Enjoying a pleasant outlook over Murieston Park, the property is ideally located close to excellent local amenities and superb transport links. This attractive home is likely to appeal to a wide range of buyers.

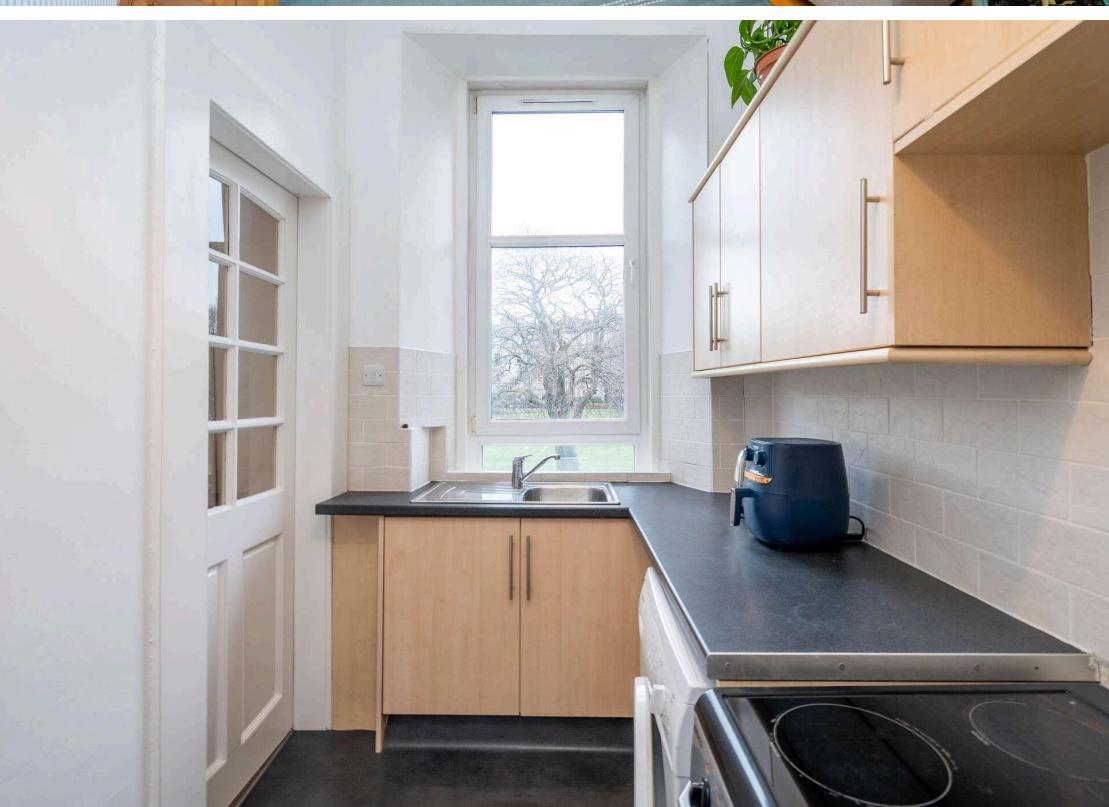
This attractive property offers well-presented accommodation comprising; a welcoming entrance hallway featuring two excellent storage cupboards. The bright and spacious lounge is well proportioned and provides versatile space for both relaxing and dining or working from home. The kitchen is thoughtfully designed, complete with an electric oven and hob, a useful pantry cupboard, and ample floor and wall mounted storage. The generous double bedroom offers comfortable living space, complemented by a modern shower room fitted with a walk-in shower and two-piece suite. Additional benefits include double glazing and gas central heating, ensuring maximum energy efficiency and year-round comfort, as well as access to well-maintained communal gardens and residents' permit parking.

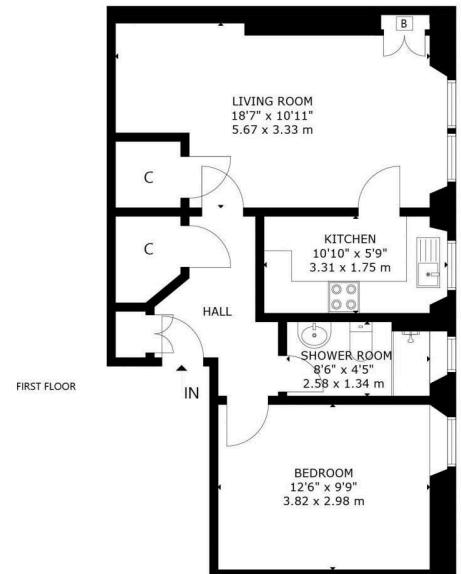
Dalry is ideally positioned to the west of Edinburgh's city centre, providing convenient city access while retaining a welcoming neighbourhood atmosphere. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station. For motorists, the nearby A8 allows fast access to the west and the central motorway network.

A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Dalry and neighbouring Gorgie. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex with its cinema, gym, and restaurants Dalry Swim Centre, and the green open spaces of Murieston Park. Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.



Viewing By appointment 0131 337 1800





5/6 MURIESTON PLACE, EDINBURGH, EH11 2LT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 557 SQ FT / 52 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk



Property Centre:
 1 Harrison Gardens
 Edinburgh EH11 3NA
 Tel: 0131 337 1800
 Fax: 0131 337 1118

DX ED 92, Edinburgh
 E-mail: property@blaircadell.com
www.blaircadell.com



Blair Cadell
 solicitors + estate agents