



DESCRIPTION

Situated in the popular EH17 area of Edinburgh, this bright and well-presented two-bedroom end-terrace home offers stylish, open accommodation ideal for first-time buyers, small families or professionals.

The property features a spacious and light-filled living area, modern kitchen, two well-proportioned bedrooms and a family bathroom. Externally, there is a private rear garden, perfect for relaxing or entertaining, along with the added benefit of off-road parking. Well located for local amenities and transport links, this is a fantastic opportunity to acquire a lovely home in a sought-after residential setting.

The Property comprises of:

- Entrance Vestibule
- Spacious lounge/diner
- Bright and open kitchen with doors to garden
- Good sized primary bedroom
- Bedroom 2/Dressing room
- Family bathroom with shower over bath and ample storage space
- Turfed rear garden with patio area
- Off Road Parking

Viewings
by appointment please call Gibson Estate Agents



Location

The Murrays Brae lies within the popular residential area of Gilmerton on the south side of Edinburgh, approximately five miles from the City Centre. This well-established neighbourhood offers a good range of everyday amenities including local shops, convenience stores and supermarkets, with further extensive retail facilities available at nearby Cameron Toll Shopping Centre. Straiton Retail Park is also within easy reach, providing a variety of high street names, larger supermarkets and leisure outlets.

The surrounding area benefits from a number of recreational opportunities. Nearby open spaces include Liberton Golf Club and the scenic walks of Craigmillar Castle Park, while Hillend Ski Centre at Midlothian Snowsports Centre offers year-round outdoor activities. A short journey north brings you to the vibrant district of Newington, home to the Royal Commonwealth Pool, the Queen's Hall and the Festival Theatre, along with an excellent choice of cafés, bars and restaurants.

