



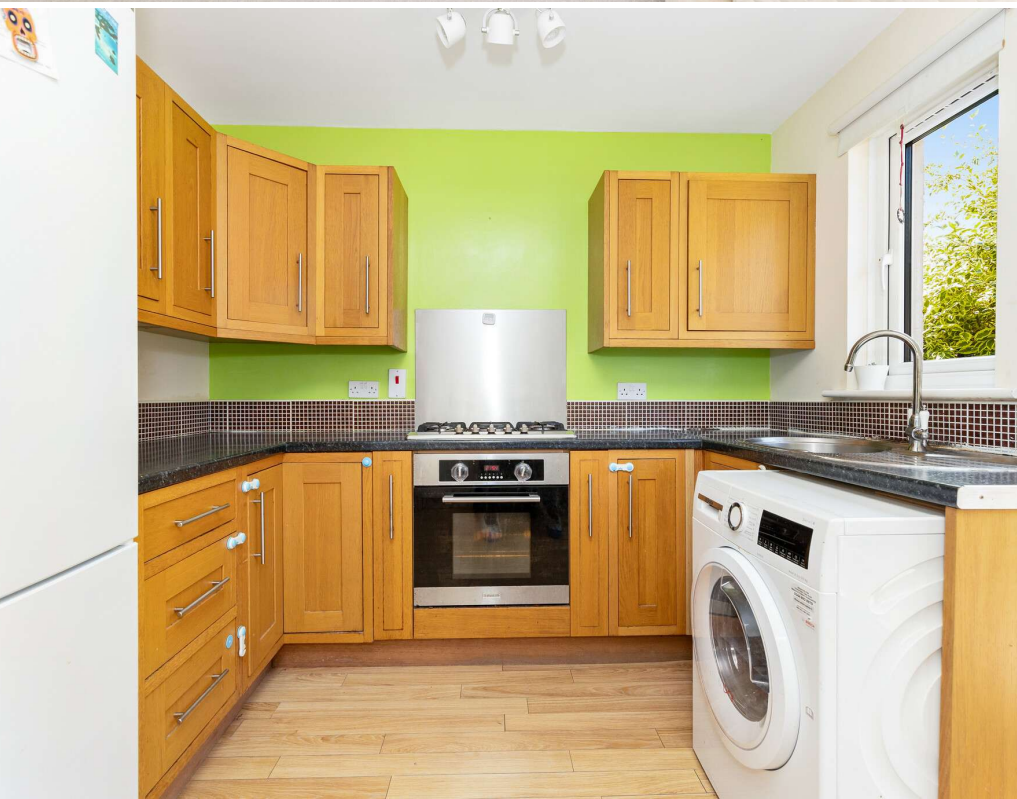
72 The Murrays Brae, Edinburgh, EH17 8UG



Welcome

Welcome to The Murrays Brae, this attractive two-bedroom terraced home forms part of the ever-popular Murrays Brae development and offers well-proportioned accommodation, an allocated parking space and a private enclosed rear garden. Beautifully suited to modern living, the property represents an excellent opportunity for first-time buyers, young families and those looking to downsize, all within easy reach of excellent local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule
- Front facing living room
- Dining kitchen with direct access to the garden
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage, partially floored
- Gas central heating
- Double glazing
- Private gardens front and rear
- Allocated parking space, visitors parking available





Liberton

The Murrays Brae is a well-established and highly regarded residential development, popular with a wide range of buyers due to its peaceful setting and excellent convenience. A good selection of local shops, supermarkets, cafés and leisure facilities are all within easy reach, while nearby schools cater for all age groups. Excellent public transport links provide easy access to Edinburgh City Centre and surrounding areas, with major road networks also close by for those commuting further

Extras

All fitted floor coverings, blinds, light fittings and integrated kitchen appliances are included in the sale. Other items are to be confirmed by the seller.



Get in touch

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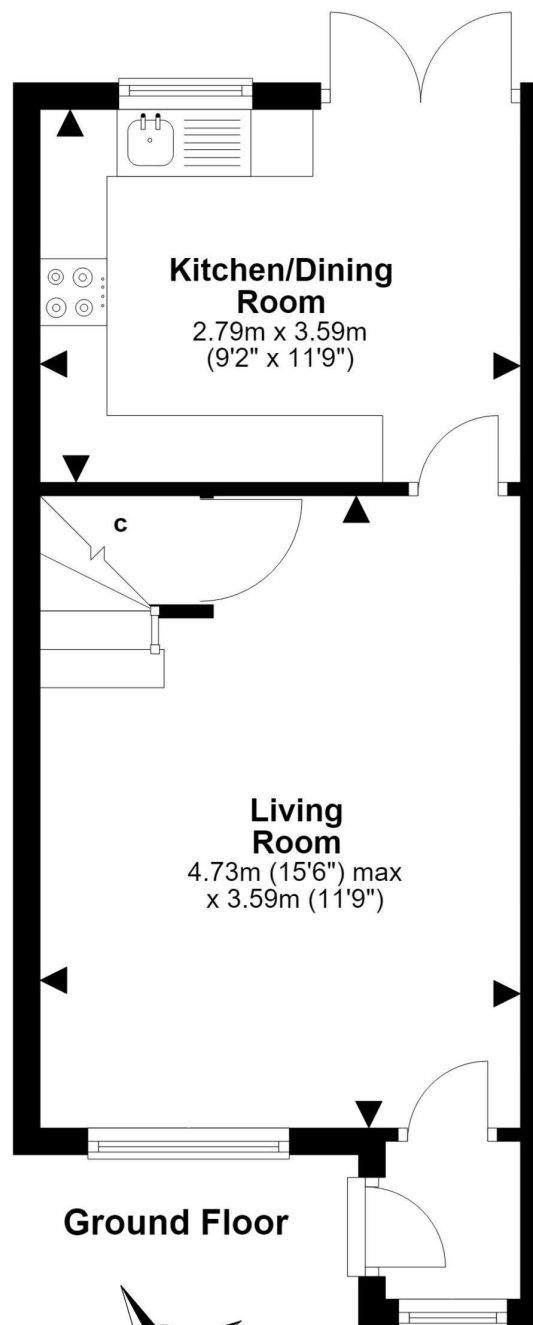
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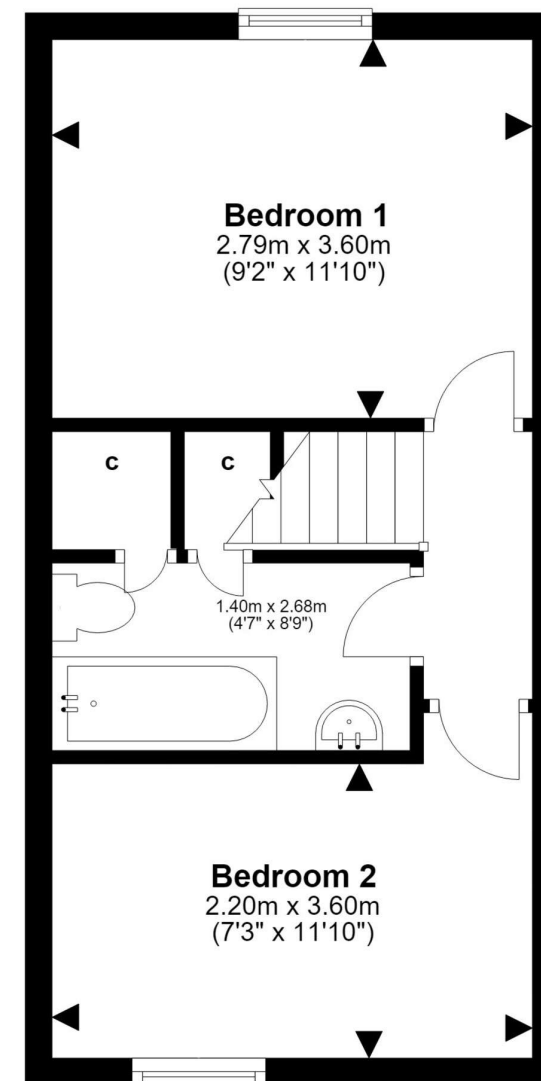


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.