

**8/5 Murieston Terrace  
Edinburgh EH11 2LH**

**Offers Over £175,000**

- Living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom with wardrobes included
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Communal garden
- On-street permit parking

**Council Tax Band: C  
Tenure: Freehold**



## Flat

This well-presented one-bedroom tenement flat, ideally located with excellent transport links to the city centre, is sure to generate strong interest on the open market. Boasting superb local amenities and convenient travel connections, it is perfectly suited to a first-time buyer, young professional, or investor. Early viewing is highly recommended to fully appreciate the accommodation on offer.

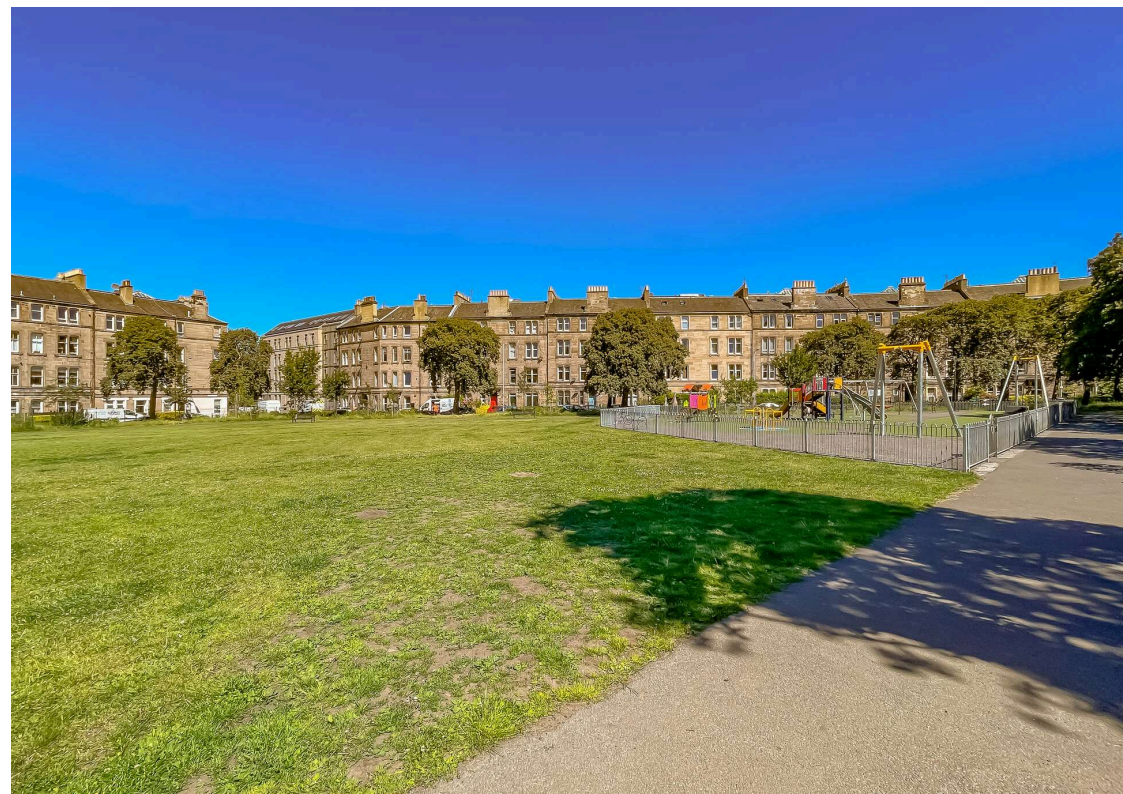
The property comprises a bright and spacious open-plan living, kitchen, and dining area—an ideal space for both everyday living and entertaining. There is also a generously sized box room/pantry cupboard providing excellent additional storage. The kitchen is fitted with a range of modern wall and floor-mounted units, a gas hob and oven, and includes all white goods as part of the sale. The well-proportioned double bedroom benefits from fitted wardrobes, offering ample storage space. Completing the accommodation is a fully tiled shower room, featuring a contemporary two-piece suite and a mains walk-in shower. Further benefits include gas central heating throughout, ensuring comfort and efficiency all year round. Externally, the property enjoys access to a communal garden, while on-street permit parking is readily available.

**Please note:** No warranties are given for systems. All furniture available by separate negotiation.

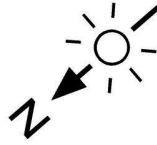
Dalry is ideally positioned to the west of Edinburgh's city centre, providing convenient city access while retaining a welcoming neighbourhood atmosphere. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick 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 on 0131 337 1800**

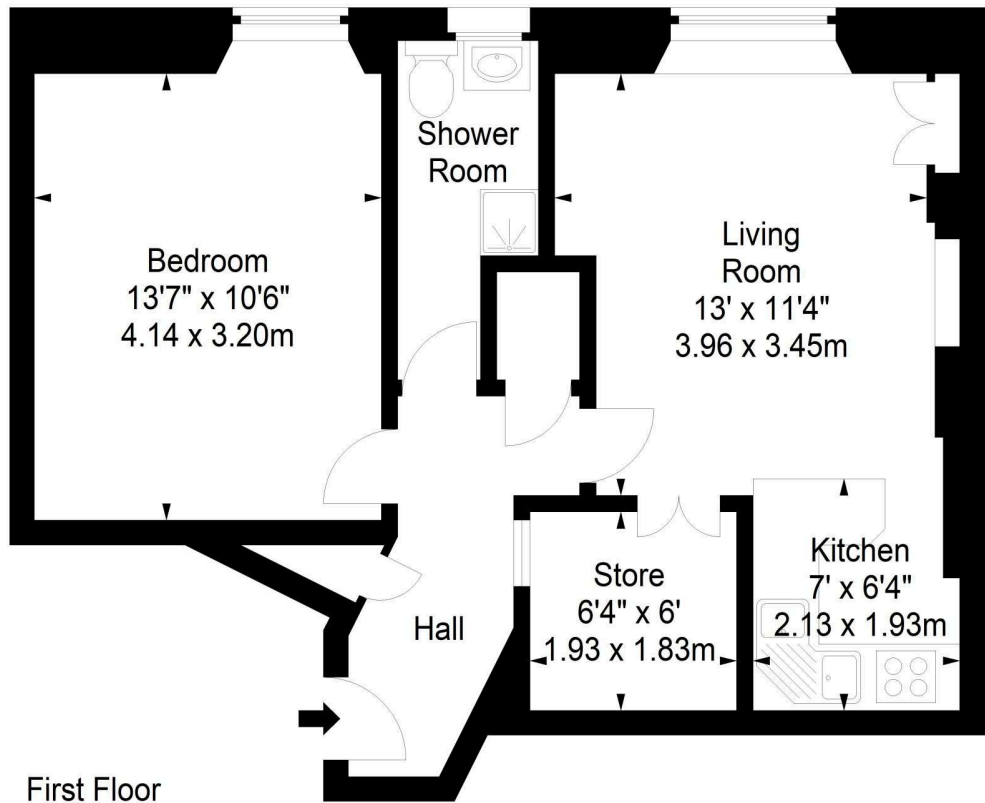




**Murieston Terrace,  
Edinburgh,  
Midlothian, EH11 2LH**



Approx. Gross Internal Area  
504 Sq Ft - 46.82 Sq M  
For identification only. Not to scale.  
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First Floor



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