

25/1 Murieston Crescent

EDINBURGH, EH11 2LL



*AN ELEGANT AND BEAUTIFULLY PRESENTED
TWO-BEDROOM GROUND FLOOR APARTMENT*



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Situated in the highly desirable Murieston district, just moments from the city centre, this impressive home offers an exceptional blend of original character, generous proportions and contemporary living. Boasting beautiful period features throughout, including intricate cornicing, original fireplaces and wonderfully preserved flooring, the property has been thoughtfully enhanced with new flooring throughout, creating a home that is both sophisticated and move-in ready.

A welcoming and exceptionally bright entrance hallway immediately sets the tone, creating a wonderful sense of space and light. The magnificent living room is undoubtedly the heart of the home, featuring elegant original Edinburgh architectural details, intricate cornicing, a charming gas fireplace and beautifully maintained original flooring, all combining to create a warm yet impressive entertaining space.

The Property



A recently fitted Howdens kitchen has been thoughtfully designed to maximise every inch of space, featuring ample storage, quality cabinetry, stylish tiled splashbacks and excellent functionality for modern living.





The spacious principal bedroom is particularly impressive, offering generous proportions, a large window flooding the room with natural light, and a striking original fireplace that enhances its period appeal. The second bedroom is equally versatile, ideal as a guest bedroom, nursery or home office.





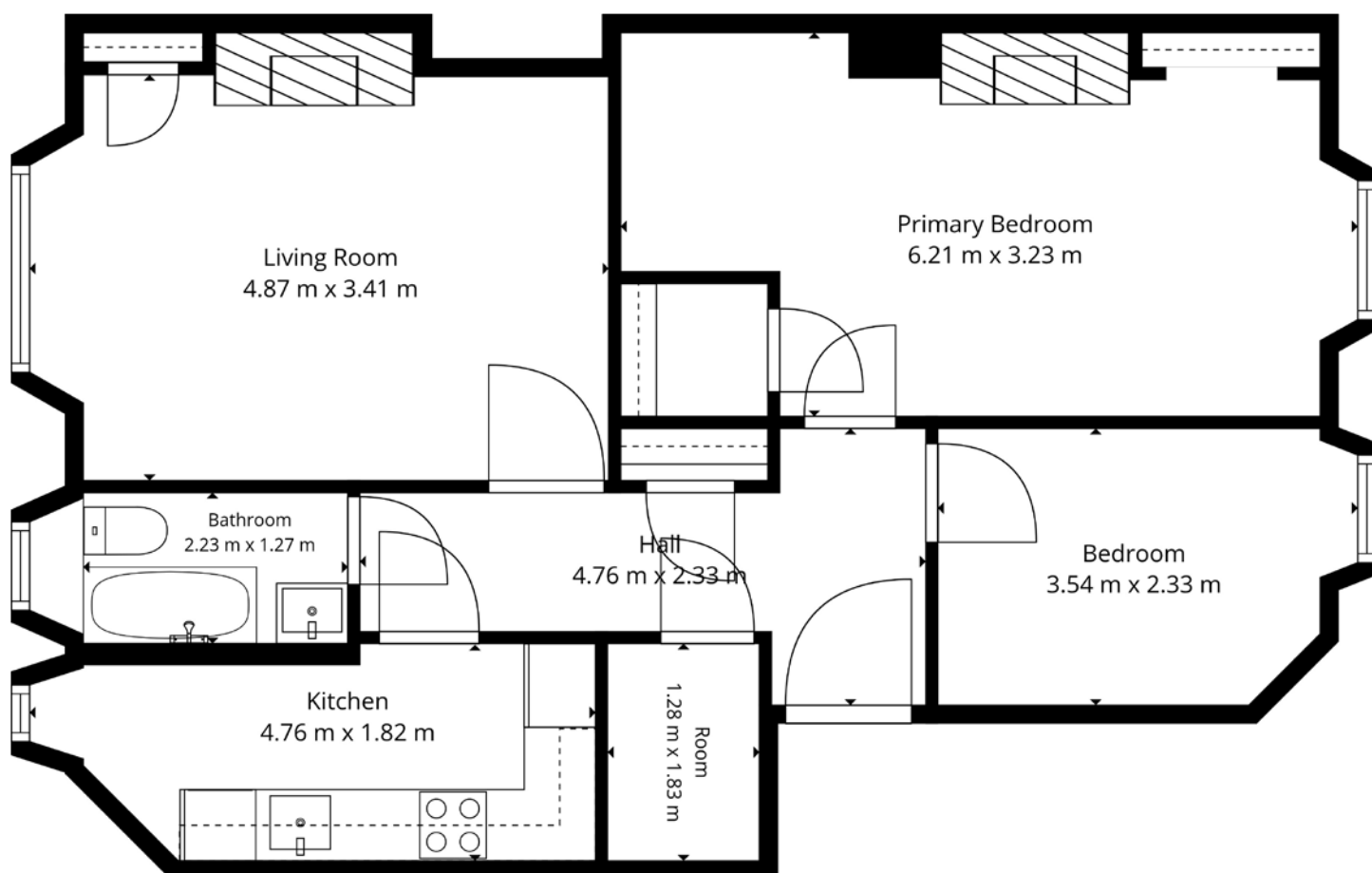
Bedroom 2



The contemporary bathroom is fully tiled and benefits from a window, providing excellent natural light and ventilation.

Adding further practicality, the property offers two valuable box rooms, perfectly suited as a dedicated study and utility room, with one providing access to substantial attic storage. Additional storage is available within the understair cupboard, making this an exceptionally functional home.





Gross internal floor area (m²): 67m²

EPC Rating: D



Externally, residents enjoy access to a beautifully maintained communal garden, conveniently reached via the communal stair. This peaceful, manicured green space enjoys a tranquil woodland backdrop, offering a rare retreat in the heart of the city. A park directly opposite the property further enhances the attractive surroundings.

Perfectly positioned, the property is just a 10-minute walk from Haymarket Station, providing superb transport links across Edinburgh and beyond, while an excellent selection of local cafés, shops, restaurants and amenities are all within easy reach.

Offering an outstanding combination of period elegance, generous accommodation, modern finishes and an enviable central location, this exceptional apartment presents a rare opportunity to acquire a truly distinctive Edinburgh home.

The Property



COMMUNAL GARDEN

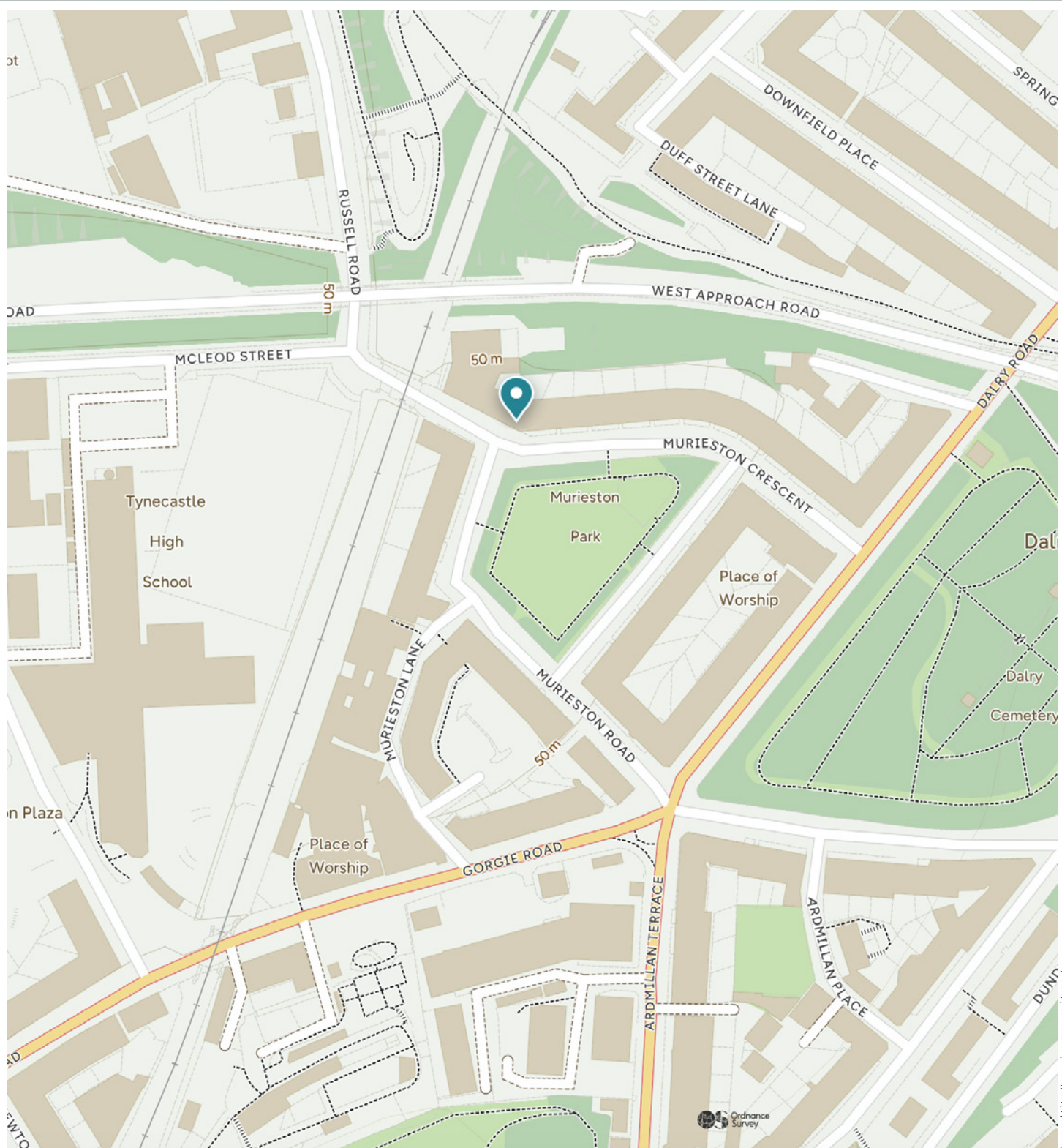




Murieston Crescent enjoys an enviable position in the heart of Edinburgh's popular Dalry district, offering the perfect balance of peaceful residential living and exceptional city convenience. Just a short 10-minute walk from Haymarket Station, the property benefits from excellent rail, tram and bus connections, making commuting across Edinburgh and beyond effortless. The area is renowned for its vibrant selection of independent cafés, restaurants, bars and local shops, while the nearby West End, Princes Street and Edinburgh's financial district are all within easy walking distance. Residents also enjoy excellent access to Fountain Park, offering a cinema, gym, restaurants and leisure facilities, as well as a choice of supermarkets and everyday amenities.

For those who enjoy the outdoors, the property is ideally positioned opposite a local park and benefits from a beautifully maintained communal garden with a peaceful woodland outlook, an unexpected green oasis in such a central location. The picturesque Water of Leith Walkway, Harrison Park and the expansive green spaces of the Meadows are also within easy reach, providing superb opportunities for walking, cycling and recreation.

The Location



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Part
Exchange
Available



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Surveyor



Layout graphics and design
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