



DESCRIPTION

From the moment you step inside, this wonderful three-bedroom semi-detached home offers a real sense of warmth, comfort and family living. Thoughtfully designed with spacious rooms, flexible accommodation and fantastic outdoor space, this is a home that provides the perfect balance between everyday convenience and a peaceful place to unwind at the end of the day.

The bright and welcoming living room sits to the front of the property, creating a lovely first impression and offering the perfect space for relaxing, family evenings or gathering with friends. Generously sized and filled with natural light, it provides a comfortable retreat from the pace of everyday life.

The true heart of the home is the impressive kitchen space, beautifully connected to the bright sunroom at the rear of the property. The modern kitchen is both stylish and practical, featuring sleek finishes and a breakfast island which cleverly defines the space while allowing the home to flow naturally from front to back. The sunroom is a fantastic addition, offering wonderful versatility as a dining area, additional family room or a peaceful spot to enjoy views over the garden. With its connection to the outdoors, it creates a wonderful indoor-outdoor living experience, perfect for enjoying the warmer months. A convenient ground floor WC completes this level.

Upstairs, three well-proportioned bedrooms provide excellent flexibility for modern family life. Each room benefits from built-in storage and offers plenty of space for bedrooms, home working, hobbies or guest accommodation. A stylish family bathroom with rainfall shower over bath completes the upper floor.

Outside, the property continues to impress with generous garden space both front and rear. The private rear garden overlooks a beautiful wooded area, creating a peaceful backdrop and a real sense of escape. With a combination of lawn and patio, it provides the perfect setting for children to play, outdoor dining, entertaining or simply relaxing in the sunshine. To the front, the large open garden adds further space and flexibility, while the long driveway to the side provides excellent off-street parking and everyday convenience.

Offering a wonderful blend of space, privacy and versatility, this is a home that feels made for family life. Whether enjoying quiet mornings in the sunroom, summer evenings in the garden or simply having space for everyone to grow, 163 The Murrays provides a fantastic opportunity to create a home that can be enjoyed for years to come.

- Key Features
- Spacious three-bedroom semi-detached family home
 - Bright front-facing living room
 - Stylish kitchen with breakfast island
 - Flexible sunroom overlooking the garden
 - Excellent indoor-outdoor living space
 - Convenient ground floor WC
 - Three well-proportioned bedrooms
 - Built-in storage throughout
 - Family bathroom with rainfall shower over bath
 - Private rear garden overlooking woodland
 - Spacious front garden and long driveway
 - Ideal family home with excellent flexibility



LOCATION

The Murrays enjoys a fantastic position within a popular residential area of Edinburgh, offering the perfect balance of peaceful family living while remaining within easy reach of the city. With a welcoming community feel, excellent local amenities and plenty of green spaces nearby, it is an ideal place for families and those looking to settle into a well-connected neighbourhood.

Everyday conveniences are close at hand, with local shops, supermarkets, schools and leisure facilities all within easy reach. The area is also well placed for access to Straiton Retail Park and Cameron Toll Shopping Centre, providing a great selection of shops, cafés and restaurants. For those who enjoy the outdoors, nearby parks and walking routes offer plenty of opportunities to enjoy fresh air and family time.

With regular bus services providing easy access into Edinburgh City Centre and excellent links to the City Bypass, commuting further afield is straightforward. Combining convenience, community and connectivity, The Murrays is a wonderful location to call home.

