



239 The Murrays
LIBERTON | EDINBURGH | EH17 8UT


warners
solicitors & estate agents





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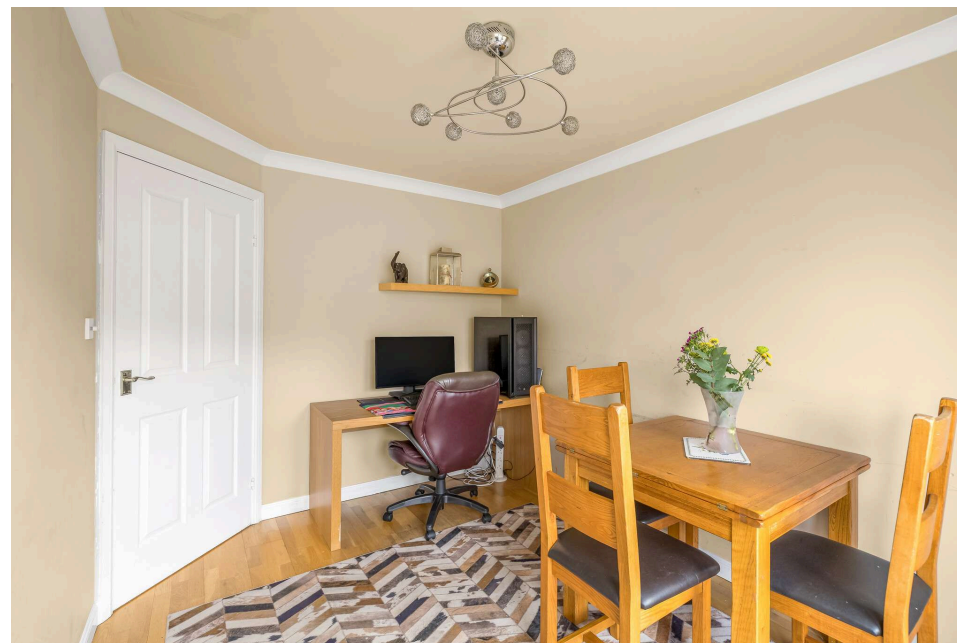
Set in the heart of a modern, manicured development, surrounded by excellent amenities, quick transport links and vast open green spaces is this well-presented detached house. Boasting a long driveway, private front and rear gardens, double glazing and gas central heating this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, bright lounge with bay window, dining room with patio doors, fully fitted kitchen with space for an island, gas hob, oven and fan, fridge/freezer, dishwasher, utility room with boiler and washing machine and downstairs WC. Upstairs there are four well-proportioned bedrooms, the master benefits from built in storage and an en-suite shower room and completing the accommodation is the family bathroom with shower over the bath.

The property also benefits from a floored attic, a long private driveway, front and rear gardens that are made up of a lawn, shed, outside tap, gravel and garage. This excellent home is sure to appeal to families and is located in the sought after Liberton area in the South of the city only around five miles from Edinburgh's city centre. Early viewing for this property is highly recommended.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Modern Four Bedroom detached home.
- Private front and rear gardens.
- Long front driveway.
- Welcoming hallway.
- Bright lounge and dining room with patio doors.
- Fully fitted kitchen.
- Four well-proportioned bedrooms.
- Two bathrooms.
- Double glazing & gas central heating.

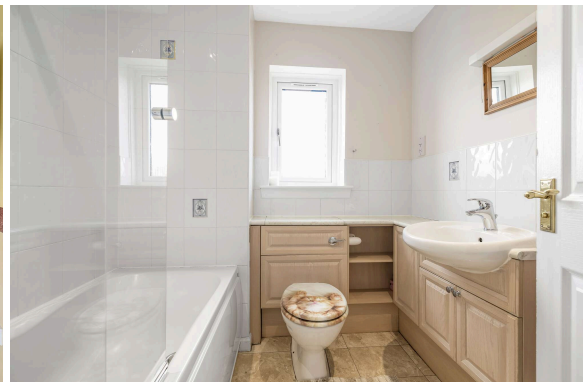
- Fully floored attic for additional storage.
- Garage.
- Excellent bus services operate to and from the city centre.
- Sought after area around five miles from the city centre.

Council Tax G. Energy Rating C.

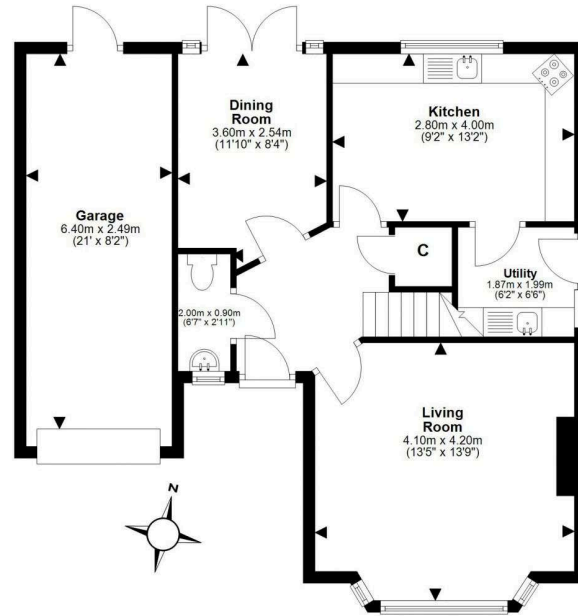
All fixtures, fittings, integrated kitchen appliances, washing machine, curtains, blinds and light fittings, excluding the light fitting in the living room, will be included in the sale.



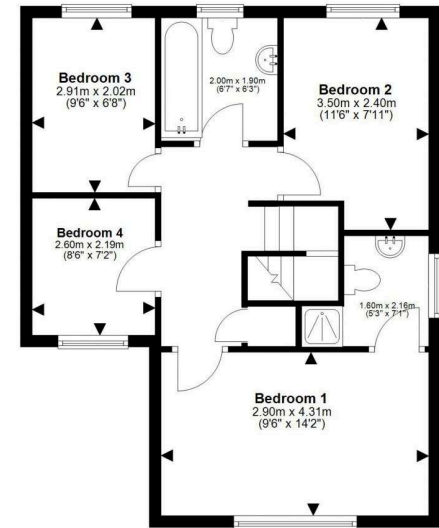
Liberton is a sought-after suburb to the south, approximately five miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks.



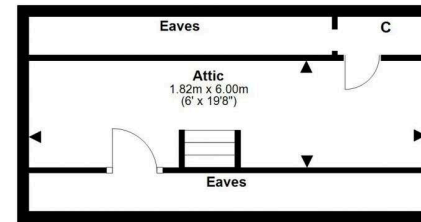




Ground Floor



First Floor



Second 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.