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4/7 Murieston Terrace,

Edinburgh, EH11 2LH



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EPC

D



FREEHOLD

Description

Forming part of a traditional tenement building, this versatile double aspect third floor flat is in the popular residential district of Dalry, in the heart of Edinburgh. The property requires a degree of upgrading and modernisation, offering buyers the opportunity to put their own stamp on it. The accommodation comprises; entrance hallway, large living room with Victorian tiled fireplace, ornate cornicework with boxroom off, kitchen/dining room with pantry, double bedroom and bathroom. The property benefits from a communal garden to the rear, double glazing, secure entry phone system and on street permit parking.

Location

Dalry has benefitted from continued development over recent years and is ideal for young couples and professionals. The convenient location offers an array of shops, restaurants and local amenities, with Haymarket Train Station, Dalry Swim Centre and Fountainpark Leisure Complex all only a short distance away. The property overlooks Murieston Park, which offers lovely outdoor space. Haymarket Train Station is a short distance away and there are main bus routes nearby to take you to the city centre and surrounding areas.

Extras

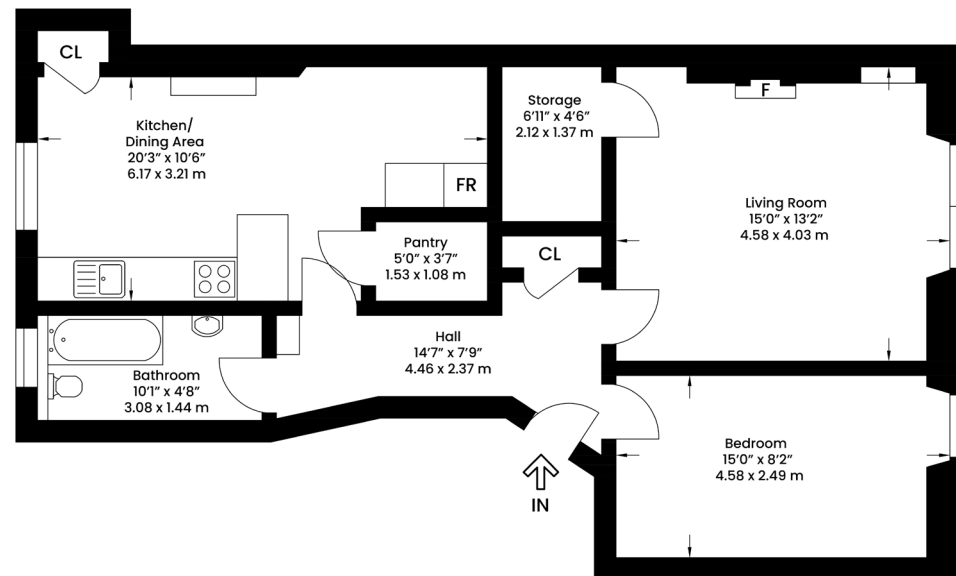
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for systems and that the property is being sold as seen.

Features

- Entrance hallway
- Livingroom
- Kitchen/Dining room
- 1 Double bedroom
- 1 Bathroom
- Double glazing
- Communal garden
- On-street permit parking
- EPC rating - D
- Council Tax Band – C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110127)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.