

3/1 Murieston Crescent Edinburgh EH11 2LG

Offers Over £275,000

- Lounge/diner with period features including working shutters and Edinburgh press
- Two well proportioned double bedrooms
- Galley style kitchen with ample wall and floor mounted storage
- Luxurious shower room with mains rain water shower
- Gas Central heating and Double glazing
- Communal gardens
- Permit parking

Council Tax Band:

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



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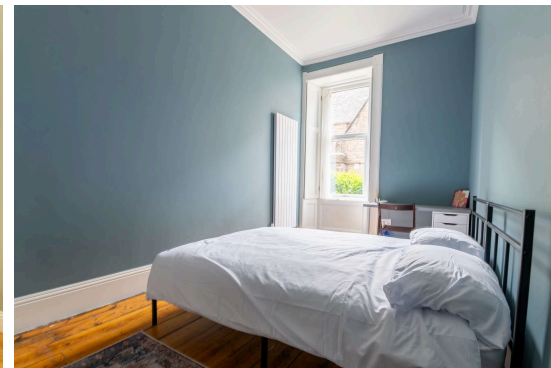
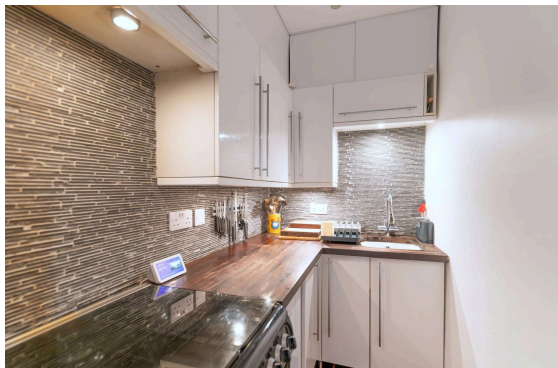
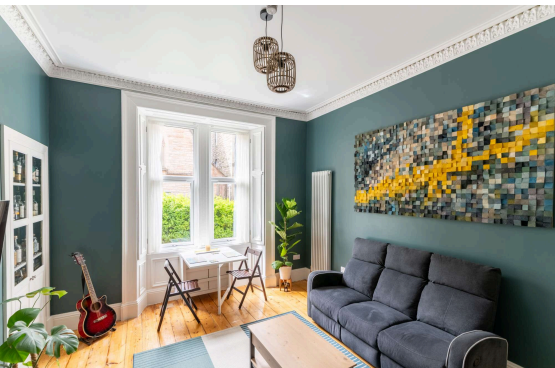
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Two bedroomed Ground Floor Flat

Blair Cadell are delighted to present this beautiful two bedroomed tenement flat situated within the highly popular Murieston Crescent. Thoughtfully renovated and boasting elegant period features this turnkey property is ready to move into and provides an excellent opportunity for first time buyers and young professionals.

The property features a fantastic, bright and spacious living/dining room with Edinburgh press, ornate cornicing and working window shutters. The well-appointed galley kitchen is fitted with a range of floor and wall-mounted units, a gas oven and hob and extractor fan. There are two generous double bedrooms the master providing also providing ample built in storage space. The luxurious shower room includes a walk in shower with rainwater mains shower and heated towel rail. The property further benefits from a well maintained private front garden and communal gardens perfect for hosting barbeques throughout the summer months, a large storage cupboard within the tenement stairwell perfect for storing bikes and residents permit parking. The property also benefits from recent windows, central heating/boiler replacement and full electrical rewire.

Dalry is ideally located to the west of the city centre, which is easily accessible via frequent public transport links close by. Haymarket Station is just a ten-minute walk away, offering swift commuting options, and there is quick access to the west and the central motorway network via the A8. A wide variety of shopping facilities are available nearby, including Sainsbury's, Lidl, and Aldi, along with a range of specialist shops in Gorgie and Dalry.

Recreational amenities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park, and an excellent selection of popular cafes, bars, and restaurants. For outdoor enthusiasts the property is adjacent to Murieston Park and a short walk to Harrison Park, the Union Canal walk way and cycle path.

Viewing By appointment 0131 337 1800







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