

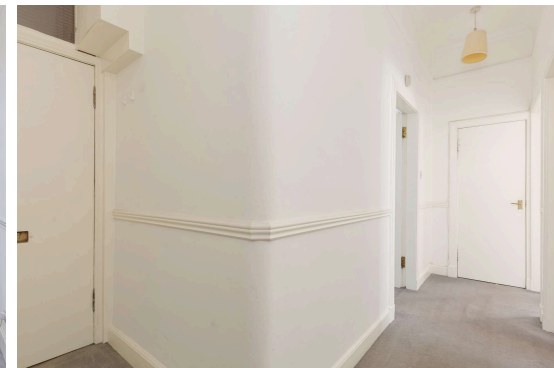
**6 1f2 Murieston  
Crescent  
EDINBURGH EH112LQ  
Offers Over £190,000**

- Large bay window living room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas cooker and double oven and white goods included
- Large double bedroom with built in wardrobes
- Fully tiled shower room fitted with two-piece suite and mains walk in shower
- Gas central heating
- Communal garden
- On-street permit parking

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £48**



## Flat

This spacious one-bedroom tenement, offering excellent links to the city centre, is sure to attract strong interest on the open market. With fantastic local amenities and convenient transport connections, it is ideally suited to a young professional or investor. Early viewing is highly recommended.

The accommodation comprises a generous bay-windowed living room, flooded with natural light and providing an ideal space for relaxing or entertaining. The stylish kitchen/diner is fitted with a range of wall and floor-mounted units, a gas hob and oven, and includes all white goods as part of the sale. The large double bedroom enjoys open outlooks over the park and benefits from substantial built-in wardrobes offering excellent storage. Completing the property is a sleek, fully tiled shower room fitted with a modern two-piece suite and mains-powered shower. Gas central heating is installed throughout for maximum comfort and efficiency. Externally, the property enjoys access to a communal garden, and on-street permit parking is readily available. **Please note:** No warranties given for systems. A quarterly charge of £12 is paid for maintenance of the communal garden.

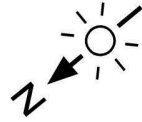
Dalry is ideally positioned to the west of Edinburgh's city centre, providing convenient city access while retaining a welcoming neighbourhood atmosphere. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station. For motorists, the nearby A8 allows fast access to the west and the central motorway network. A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Dalry and neighbouring Gorgie. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex with its cinema, gym, and restaurants Dalry Swim Centre, and the green open spaces of Murieston Park. Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.

**Viewing by appointment on 0131 337 1800**

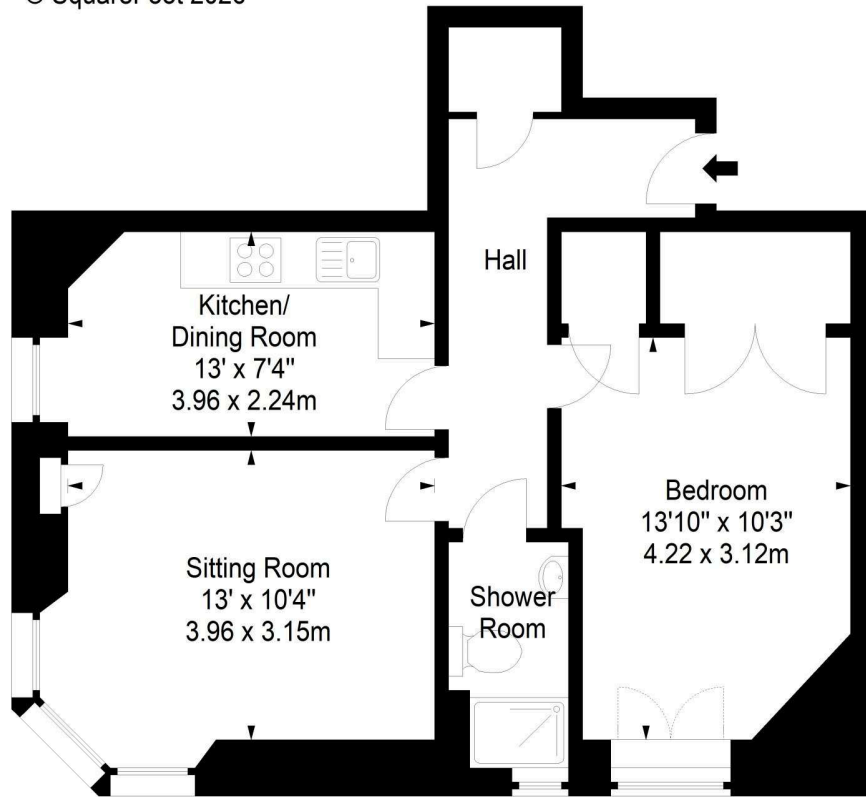




**Murieston Crescent,  
Edinburgh,  
Midlothian, EH11 2LQ**



Approx. Gross Internal Area  
558 Sq Ft - 51.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor



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