

13/3 Murieston Crescent

EDINBURGH, EH11 2LJ



*SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
IN EDINBURGH'S POPULAR MURIESTON AREA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in the central area of Edinburgh.

Inside, the property comprises of a fully equipped kitchen/dining room, which is fully equipped with free-standing white goods. There is a spacious living area which overlooks the park in the centre of Murieston Crescent. The living area is beautifully decorated and offers serious possibilities for furniture arrangements.

The property benefits from two equally proportioned double bedrooms with more than adequate space for free-standing storage furniture. There is one main showroom which is fitted with a three-piece suite and was installed by the current owners during their upgrade.

In addition to this, the property benefits from an internal box cupboard which offers excellent storage space and has gas central heating making for a warm home year-round.



Kitchen/Diner





Bedroom 1

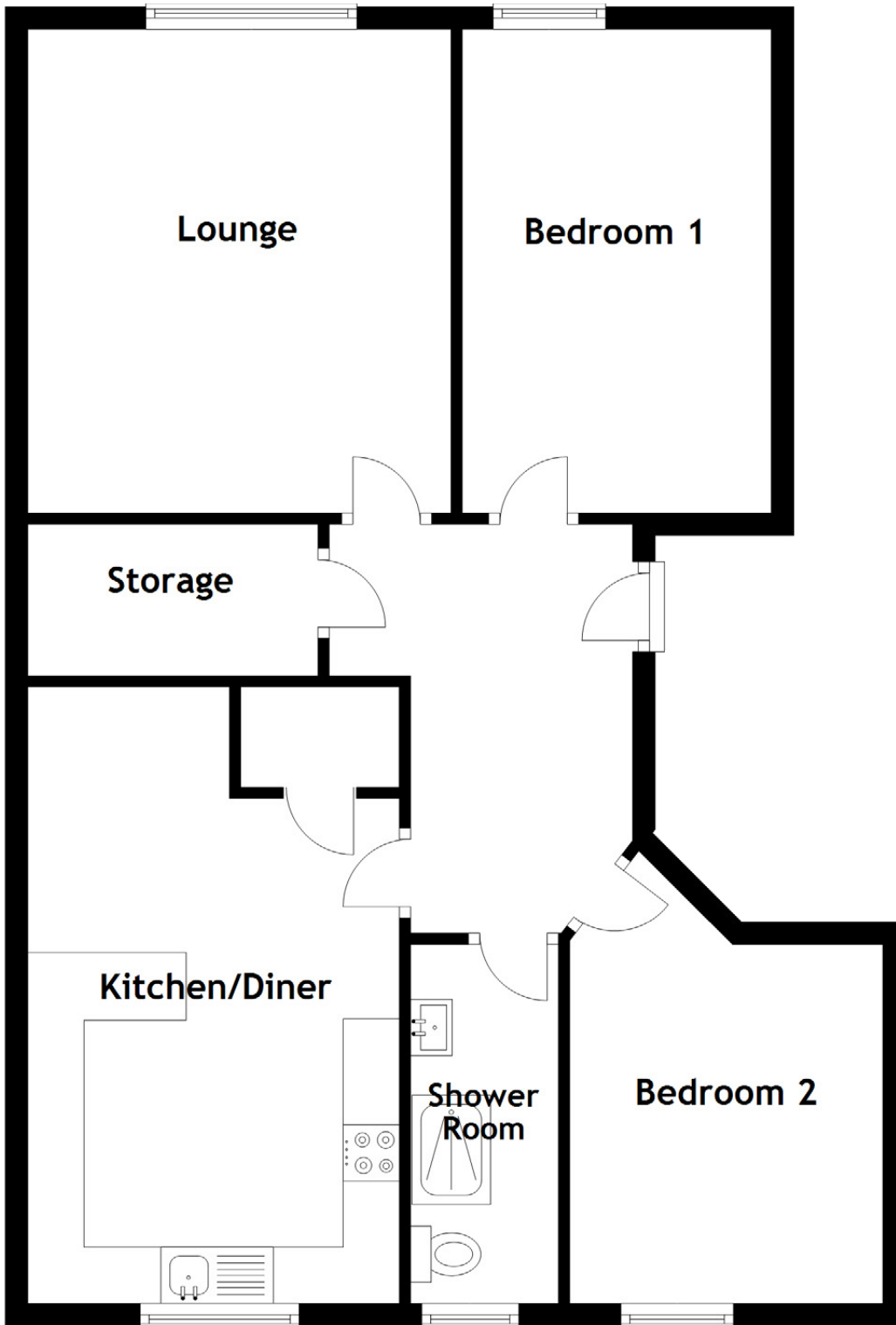




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

| | | | |
|---------------|-------------------------------|---|------------------------------|
| Kitchen/Diner | 5.48m (18') x 3.30m (10'10") | Shower Room | 3.19m (10'6") x 1.31m (4'4") |
| Lounge | 4.30m (14'1") x 3.76m (12'4") | | |
| Bedroom 1 | 4.30m (14'1") x 2.75m (9') | Gross internal floor area (m ²): 75m ² | |
| Bedroom 2 | 3.23m (10'7") x 2.65m (8'8") | EPC Rating: C | |

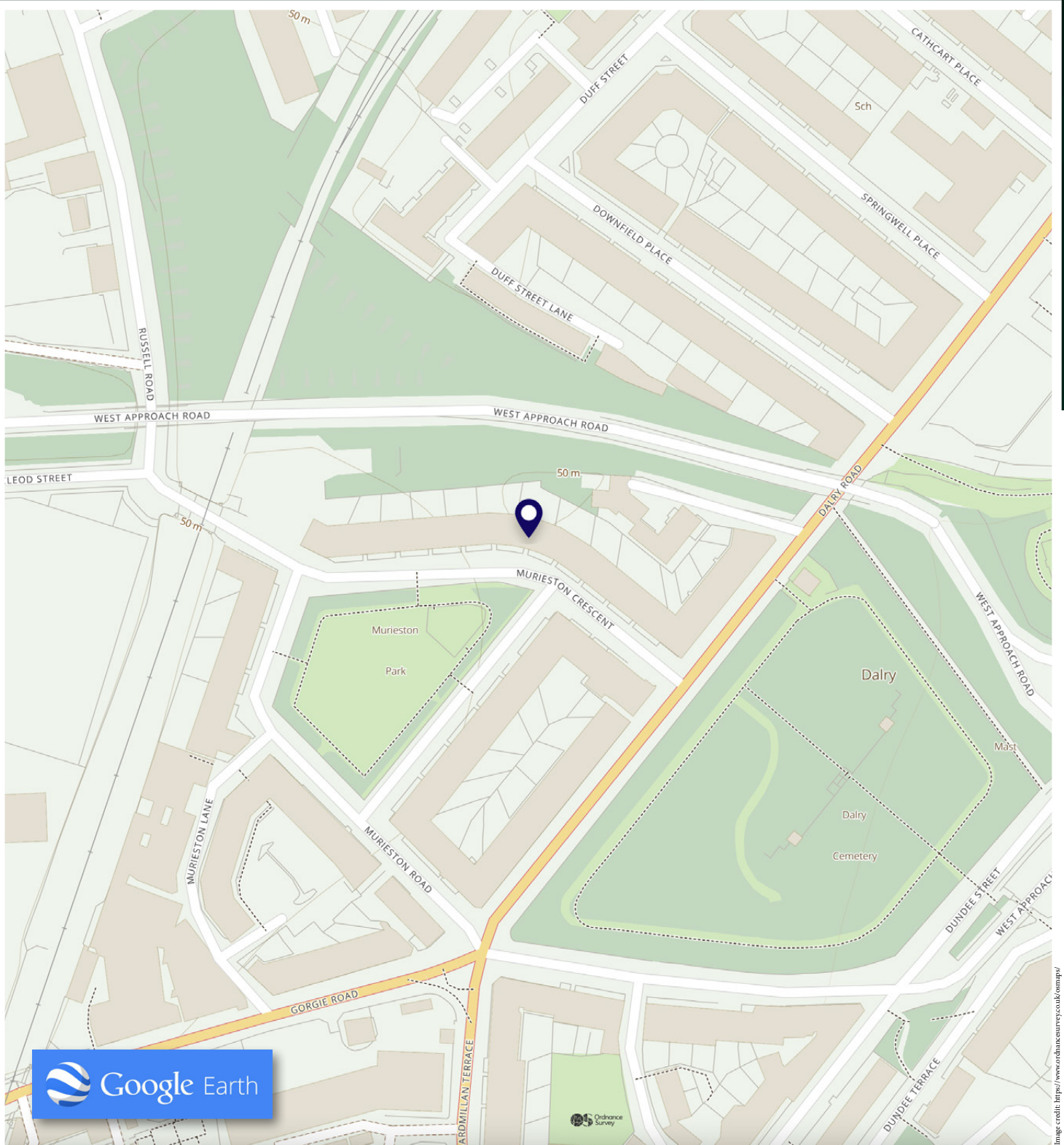


Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students.

The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas.

The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



THE SUNDAY TIMES
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Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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