








Offers Over

£360,000

243 The Murrays

Liberton | Edinburgh | EH17 8UT

This attractive and spacious detached villa with secluded private garden and garage is quietly situated within a cul-de-sac setting forming part of an established modern development within the popular Liberton district of Edinburgh. The accommodation would undoubtedly appeal to the growing families and early viewing is highly recommended.

-  4 bedrooms
-  2 public room
-  2 bathrooms
-  EPC rating - C
-  Council tax band - F



Description

In brief the spacious family accommodation comprises; welcoming entrance hallway with WC located off, generously proportioned and bright bay-windowed lounge, double doors lead through to the light and airy dining room pleasantly overlooking the rear garden, stylish fitted kitchen with door providing access to the side, well proportioned principle bedroom with en-suite shower room, three further good sized bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (brand new boiler installed September 2023) and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, cooker, washing machine and dishwasher. The garden shed will also be included in the sale.

Gardens, Garage & Driveway

To the rear lies an attractive well maintained private garden which offers a high degree of privacy and is mainly laid to lawn with an area of patio. To the front lies a spacious double driveway with access to single garage.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The Murrays is situated in the popular Liberton district of Edinburgh which lies to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. There are excellent commuter links to Edinburgh City Centre and beyond via the City Bypass and a frequent bus service. Schooling is well-represented from nursery to senior level. There is day to day shops within Liberton and a Morisons supermarket on Gilmerton Road. Further amenities can be found at Straiton Retail Park which is only a short drive away and offers a wide range of high street stores, including a Marks and Spencer food outlet, a large Asda superstore, a Costco wholesale store and an Ikea furniture store.



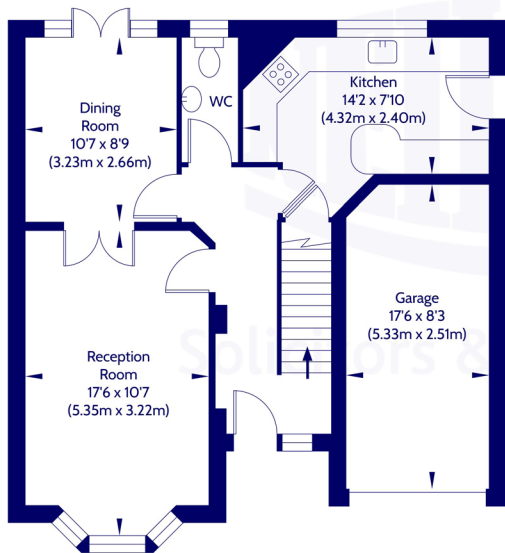
Approx. Internal Area 109.38 Sq M / 1177 Sq Ft.

Not to scale. For identification only.

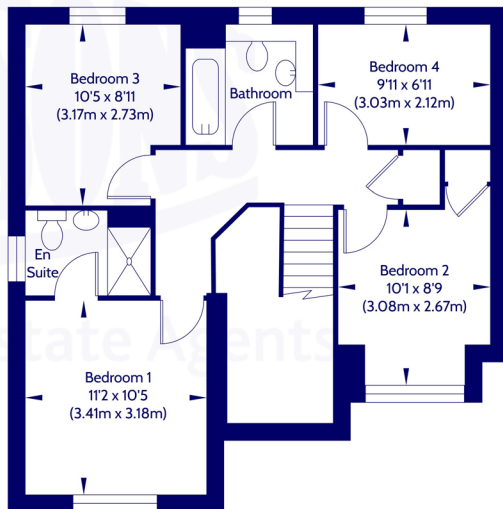
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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