



Solicitors & Estate Agents










Offers Over

£175,000

4/13 Murieston Place

Dalry | Edinburgh | EH11 2LT

An excellent opportunity has arisen to purchase this bright, generously proportioned third/top floor flat forming part of a handsome traditional tenement within the sought after district of Dalry, within walking distance of Edinburgh's West End/Haymarket. The property would undoubtedly appeal first time buyers and professionals.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – B



Description

The accommodation in brief comprises; welcoming entrance hallway with useful large storage, light and airy reception room with dining recess, gas fireplace and further storage, stylish fitted kitchen with appliances, spacious double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge/freezer and washing machine.

Gardens & Parking

To the rear of the building is an attractively maintained communal garden which is predominantly laid to lawn. Permit holder's parking is available on the street.

Viewing

By appointment through Neilsons 0131 625 2222.

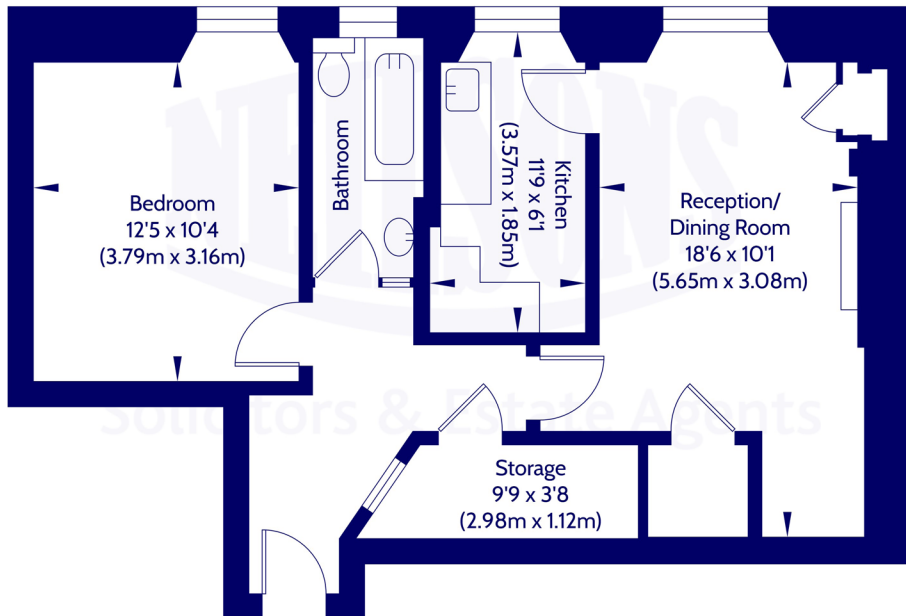




Location

Murieston Place is a quiet residential street with a central garden park in the ever-popular west Edinburgh district of Dalry. This convenient and central location is within easy walking distance of the city centre and offers a wealth of local shops, amenities and transport links. Nearby Dalry Road offers an excellent choice of highly regarded restaurants, cafes and bars along with Co-op and Lidl Supermarkets and a selection of independent shops and services. Regular bus services provide swift access to the city centre and surrounding areas with Haymarket rail and tram stations also close at hand. The cycle path network offers more active connections throughout the city and a variety of sporting and recreational facilities are available in the area including the Fountain Park complex with gym and multi-screen cinema and Dalry Swim Centre.





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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

