



Dalry

7/7 Murieston Place, Edinburgh, EH11 2LT

Offers Over £147,000

Viewing Thurs 6.30-8.30 Sun 2-4 or by appt tel Client 07821 653878

Description

Located in the popular and convenient location of Dalry, this appealing second floor flat forms part of a modern development with a private residents' car park to the rear. The property benefits from a lovely outlook over public gardens. The interior is bright and well proportioned and is tastefully presented throughout.

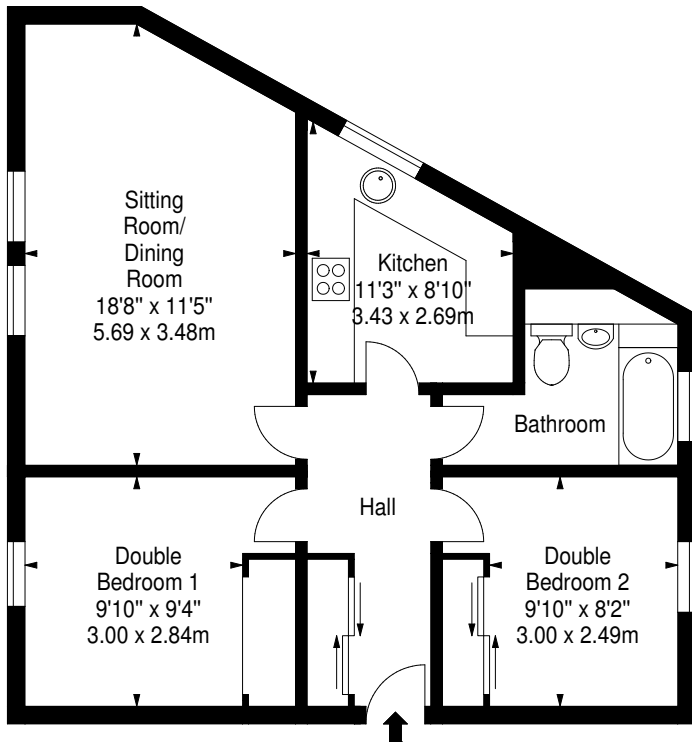
The accommodation comprises - hall with storage cupboard; sitting/dining room with a pleasant open outlook; kitchen fitted with base and wall mounted units; two spacious double bedrooms with built-in wardrobes; and bathroom fitted with a white three piece suite.

Location

Dalry lies within easy reach of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service running along Dalry Road to the centre and surrounding areas. Alternatively, a number of major roads and Haymarket Railway Station allow for ease of commuting outwith the city boundaries, including Edinburgh International Airport. There are numerous good bars and restaurants within walking distance on Dalry Road and the convenience of a Co-op supermarket. The district of Dalry is well positioned to take full advantage of all of the facilities available within the cosmopolitan capital, including diversified shops, bars, restaurants, leisure centres including Fountain Park Leisure

**Delightful, bright 2 bedroom
second floor flat with private
residents' parking**

Approx. Gross Internal Area
658 Sq Ft - 61.13 Sq M
For identification only. Not to scale.
© SquareFoot 2016



Second Floor



Complex with bars, restaurants, multi-screen cinema, health club and bowling alley, Dalry Swim Centre and a wealth of historical landmarks.

Garden

The development has some areas of communal ground that is well maintained.

Parking

To the rear is a private residents' car park where there is ample unallocated parking.

Fixtures and Fittings

All fitted carpets, curtains, blinds, curtain poles/rails, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. The furniture is available by separate negotiation.

Services

The property is heated by electric heating and there is double glazing.

EPC Rating C

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

