



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**214 The Murrays Brae**

LIBERTON, EDINBURGH, EH17 8UL

# 214

## THE MURRAYS BRAE

LIBERTON, EDINBURGH, EH17 8UL

Set in the hilly and historic capital of Scotland, The Murrays Brae is located in Liberton to the south-east of the city of Edinburgh. The area provides excellent transport links to the city centre and many recreational and cultural facilities, with an abundance of shops and restaurants.

Also, well-placed for easy access for commuting further afield with easy access to the City Bypass, which has onward links to the Scottish motorway system, Edinburgh International Airport and the A1 south.

Liberton offers further amenities, in addition to the Cameron Toll Shopping Centre and, heading out just over the by-pass, is the larger Straiton Retail Park with a wide variety of lifestyle and fashion shops, restaurants and supermarkets.

**CASH BUYERS ONLY!** We are delighted to offer to the market this modern (constructed circa 1994) two-bedroom, end terraced house situated in a popular residential location within Liberton, with a pleasant outlook to both the front and rear. The property has been extensively damaged and offers a wealth of opportunity to an incoming buyer.

**The property requires a complete level of re-decoration, modernisation and upgrading, but has been very competitively priced to realise an**

**early sale. A prospective purchaser has a blank canvas to design the property to their own taste and style and add immediate value. Once completed, a property in this location will be extremely popular - making this a super acquisition for a full-time investor or cash buyer.**

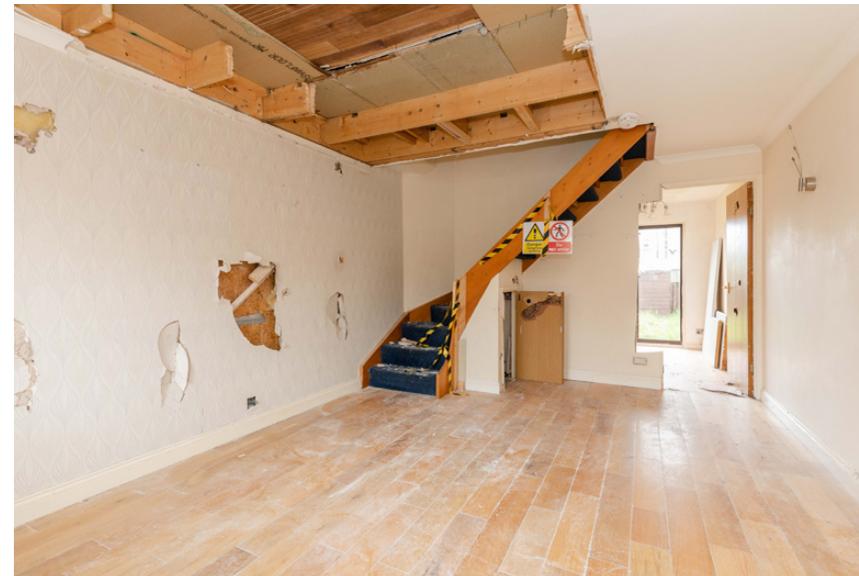
Internally, the accommodation (55m<sup>2</sup> or thereby) extends to an entrance vestibule opening into a lounge with a picture window to the front aspect. Access is gained to the kitchen/diner from here. The kitchen has been comprehensively damaged. Patio doors open from here to the rear garden.

Upstairs, there are two bedrooms and a bathroom (We were unable to inspect the first floor or the roof void).

Features include double glazed windows in timber frames.

Externally, there are front and rear gardens.

**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. McEwan Fraser Legal will not accept liability for any injury or loss during an inspection of this property.**



# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.60m (11'10")
Kitchen/Diner	3.50m (11'6") x 2.90m (9'6")
Bedroom 1	3.60m (11'10") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 1.50m (4'11")

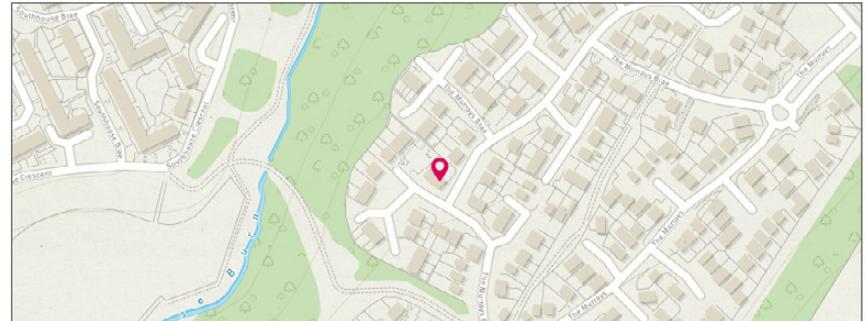


Image credit: <https://www.outlinecreativity.co.uk/omaps/>

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**DARREN LEE**  
Corporate Accounts



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer