



**McEwan Fraser Legal**

Solicitors & Estate Agents

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214 The Murrays Brae

LIBERTON, EDINBURGH, EH17 8UL

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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 (55m² 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).

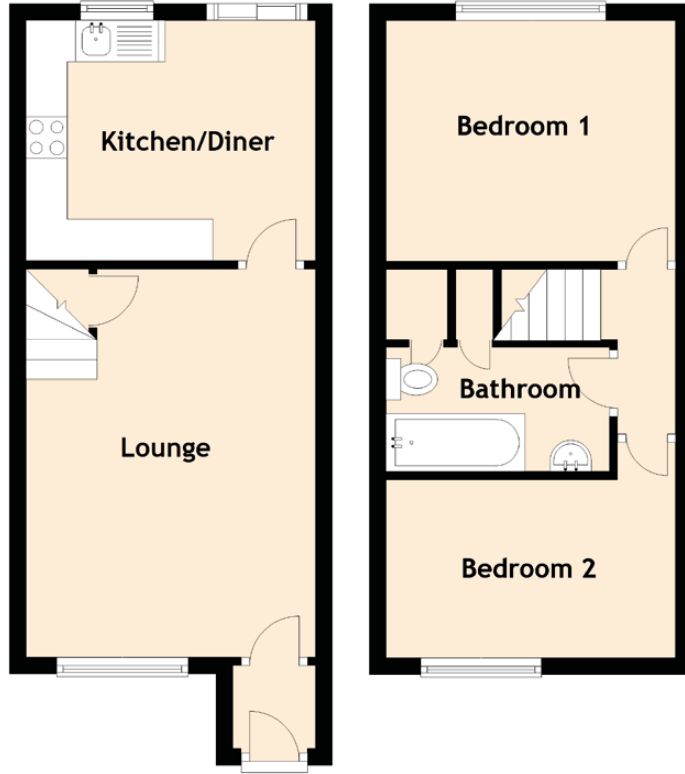
Features include double glazed windows in timber frames.

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")

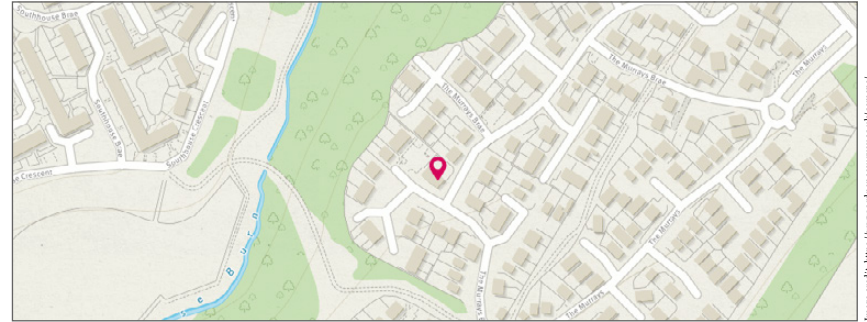


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Corporate Accounts



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Photographer



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