

# 27 The Murrays Brae

LIBERTON, EDINBURGH, EH17 8UF



*A beautifully maintained three-bedroom end-terraced villa, situated in the highly desirable modern development of The Murrays, near Liberton*



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McEwan Fraser is delighted to present 27 The Murrays Brae, a beautifully maintained three-bedroom end-terraced villa, situated in the highly desirable modern development of The Murrays, near Liberton. The property has a generous rear garden, a driveway, and a prime location with excellent local amenities and convenient access to the City Centre and City Bypass, making it a perfect home for families and professionals alike.

# THE LIVING ROOM

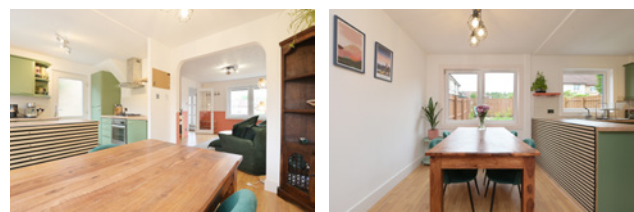


Presented in walk-in condition, the ground floor comprises a welcoming entrance hallway leading into a bright and spacious living room, which flows naturally into the dining kitchen, which overlooks the rear garden. The living room has plenty of space for a large suite and supporting furniture which will give a new owner the flexibility to create their ideal entertaining space.

# THE KITCHEN/DINER



The contemporary kitchen is well-equipped with a wide range of stylish base and wall units, complementary work surfaces, and attractive tiled surrounds. Integrated appliances include a gas hob with extractor canopy, electric oven, dishwasher, washing machine, and fridge/freezer. A convenient side door offers easy access to both the front and rear gardens.







Upstairs, the accommodation includes two generously sized double bedrooms, both with ample space for free-standing furniture. A third bedroom, ideal as a child's room or home office, features an over-stairs storage cupboard. The modern shower room has been thoughtfully designed, complete with a double shower enclosure, WC, wash hand basin, sleek tiling, and a heated towel rail.

## THE SHOWER ROOM





# BEDROOM 1

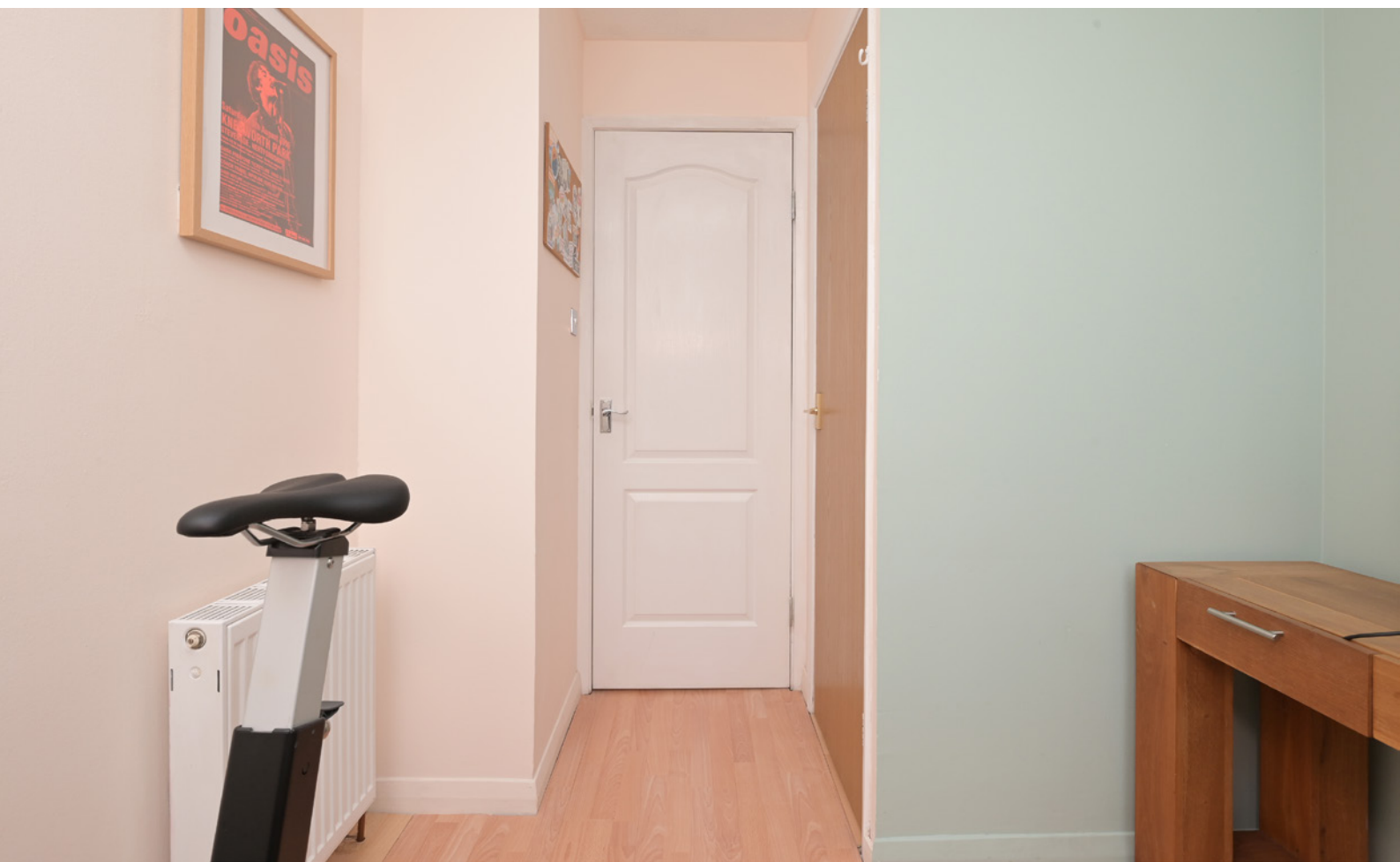




# BEDROOM 2



# BEDROOM 3





Externally, the home offers a fully enclosed, low-maintenance front garden and a private driveway. The south-east facing rear garden provides a peaceful retreat, featuring a paved patio and a mature lawn. A gated side path offers easy access between the front and rear of the property. Additional features include gas central heating, double glazing, and unrestricted on-street parking for visitors.

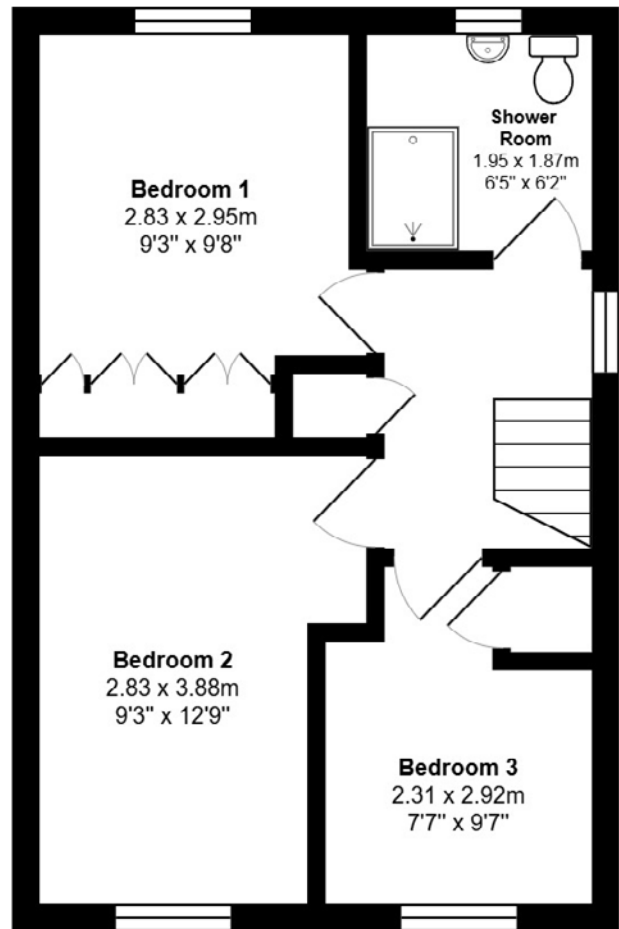
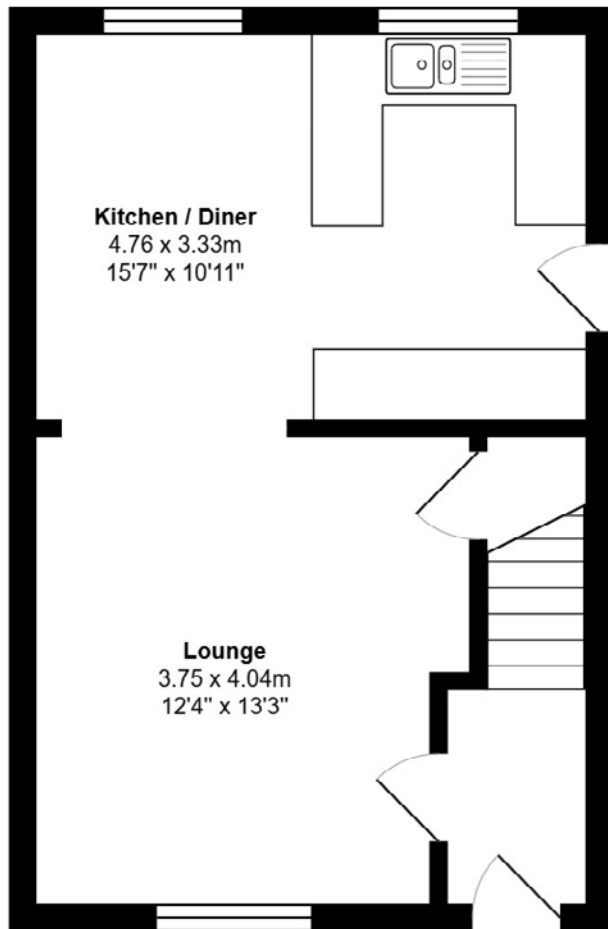
Early viewing is highly recommended to fully appreciate this exceptional family home in a popular and well-connected residential setting.

# EXTERNALS



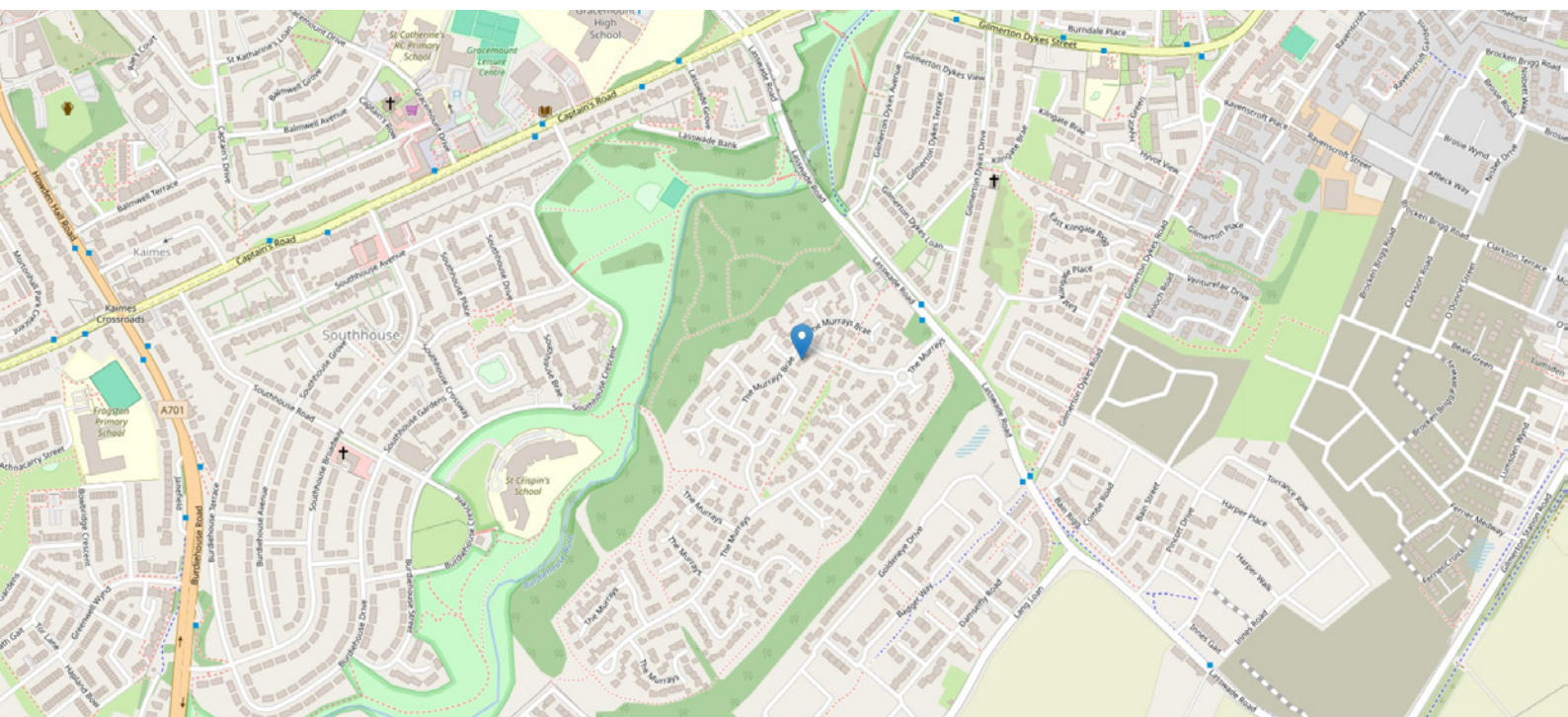


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Nestled in the popular and family-friendly Liberton area of south Edinburgh, The Murrays Brae offers a peaceful residential setting with the perfect balance of suburban charm and city convenience. This attractive cul-de-sac forms part of a well-established modern development, known for its green surroundings, tidy streets, and strong community atmosphere. Residents benefit from excellent local amenities including nearby supermarkets, cafes, and local shops, with Cameron Toll Shopping Centre just a short drive away. The area also boasts a range of highly regarded primary and secondary schools, making it particularly appealing to families.



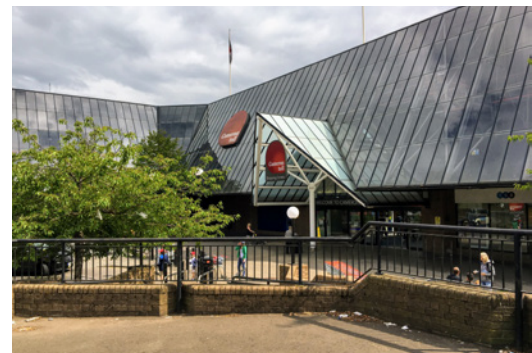




For outdoor enthusiasts, the beautiful open spaces of the Braid Hills, Blackford Hill, and the Hermitage of Braid are all within walking distance, offering panoramic views of the city and miles of scenic walking and cycling routes. Liberton Golf Club is also just around the corner.

Transport links are superb, with frequent bus services into Edinburgh city centre taking approximately 20–25 minutes. The City Bypass is easily accessible, connecting to the wider motorway network and Edinburgh Airport, making this an ideal location for commuters.

With its blend of tranquillity, accessibility, and green space, The Murrays Brae is a sought-after address for buyers seeking a relaxed lifestyle within easy reach of the vibrant capital.



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