



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**81 The Murrays Brae**

LIBERTON, EDINBURGH, EH17 8UJ

# Liberton

EDINBURGH, EH17 8UJ

The Murrays is an exclusive residential development within Liberton a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and a wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are a nursery, primary and secondary schools within easy access and of course the many independent schools which are easily accessible by bus. The Kings Buildings Campus of Edinburgh University is within walking distance.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. This is the right side of town for easy access for the New Edinburgh Royal Infirmary which is located at Little France just a short car journey away.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage which is a lovely walk along the Braidburn through woods ending up near Morningside and the Braid Hills.



# 81 The Murrays Brae

LIBERTON, EDINBURGH, EH17 8UJ

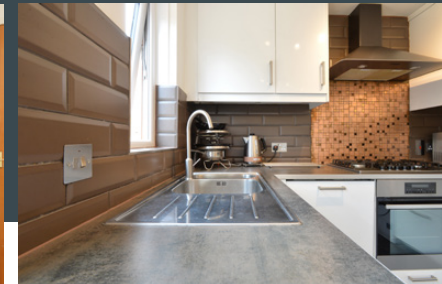
An excellent opportunity has arisen to acquire this immaculate two bedroom semi-detached family home which has been finished to an exacting standard throughout. The property is located in a quiet residential street with very little passing traffic making it ideal for a family or those who just enjoy quiet surroundings.

The property is entered into a vestibule, which provides access to the living room. The large airy living room provides a generous living space which is neutrally decorated and finished with wooden flooring. There is plenty of room for furniture and units and space flows naturally through to the modern dining kitchen. There is plenty of space for a dining table which would be ideal for family meals and entertaining guests. The kitchen is fitted with a good range of base and wall mounted units providing lots of worktop space and also benefits from a storage cupboard.

Upstairs there are two bedrooms both are generous sized rooms and are flooded by natural light. Both of the bedrooms allow space for additional free-standing furniture if required. There is fitted storage in the main bedroom and accommodation is completed by a stunning modern bathroom.

The low maintenance rear garden is paved and gives excellent entertaining space. There is also a large shed, with power, for additional storage space.

The property has gas central heating and double glazing installed throughout to ensure a warm, yet cost-effective living environment all year round. Number 81 has a driveway to allow for off-street parking and there is also more than enough on-street parking to accommodate for visitors.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



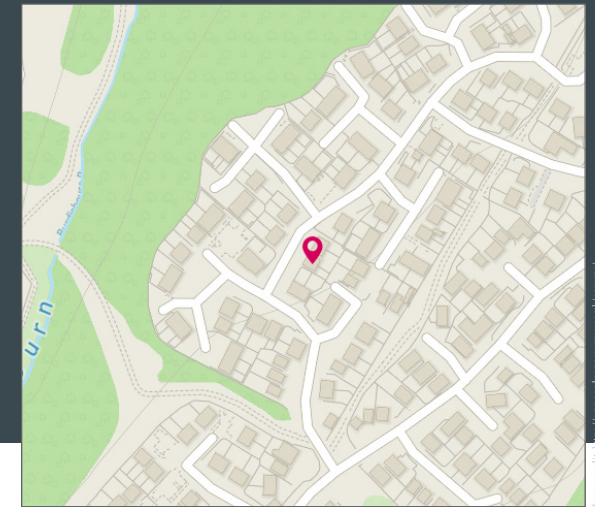
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.74m (15'7") x 3.62m (11'11")
Kitchen	3.62m (11'11") x 2.79m (9'2")
Bedroom 1	2.99m (9'10") x 2.79m (9'2")
Bedroom 2	3.62m (11'11") x 2.57m (8'5")
Bathroom	2.67m (8'9") x 1.39m (4'7")

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Light fittings, fixtures and garden hut may be available through separate negotiation.





  
**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  
**MICHAEL MCMULLAN**  
 Surveyor

  
 Professional photography  
**MARK BRYCE**  
 Photographer

  
 Layout graphics and design  
**ALLY CLARK**  
 Designer