

170 The Murrays

LIBERTON, EDINBURGH, EH17 8UP



Extended four-bedroom semi-detached house with ground floor en-suite bedroom and an additional public room overlooking the rear garden



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McEwan Fraser is delighted to present this extended semi detached house to the market. Located in The Murrays, a sought after residential development in Liberton, the property was originally a three bed but has been extended to the side and rear to give a fourth double bedroom with en-suite on the ground floor and an additional public room. This makes the property particularly suitable for some one with mobility concerns.

THE LOUNGE



Internally, the house is in good order and is essentially a blank canvas for an incoming purchaser to create their ideal family home. The space on offer gives the property tremendous value for money and viewing is highly recommended.

Internally, the accommodation is focused towards generous living room which is neutrally finished and includes laminate flooring and a feature fireplace. The proportion on offer give plenty of space for different furniture arrangements allowing a purchaser to create their ideal entertaining space.



THE SHOWER ROOM & UTILITY

A door from the living room opens into a utility space and also gives access to the the large ground floor double bedroom and shower room.



THE LOWER BEDROOM



THE KITCHEN/DINER



The dining kitchen sits immediately adjacent to the living room and includes a generous range of base and wall mounted units with contrasting work surfaces. There is plenty of prep and storage space for the aspiring chef. Hob, oven and dishwasher are integrated and space is provided for a free standing fridge freezer.



THE FAMILY ROOM



Beyond the kitchen a brick built rear extension gives further entertaining space. Ideal as a family room, this well thought out extension has the potential to make the kitchen area the rear heart of the home.





Upstairs, there are two further double bedrooms, a single bedroom and a family bathroom.

BEDROOM 1



BEDROOM 2





BEDROOM 3 & BATHROOM



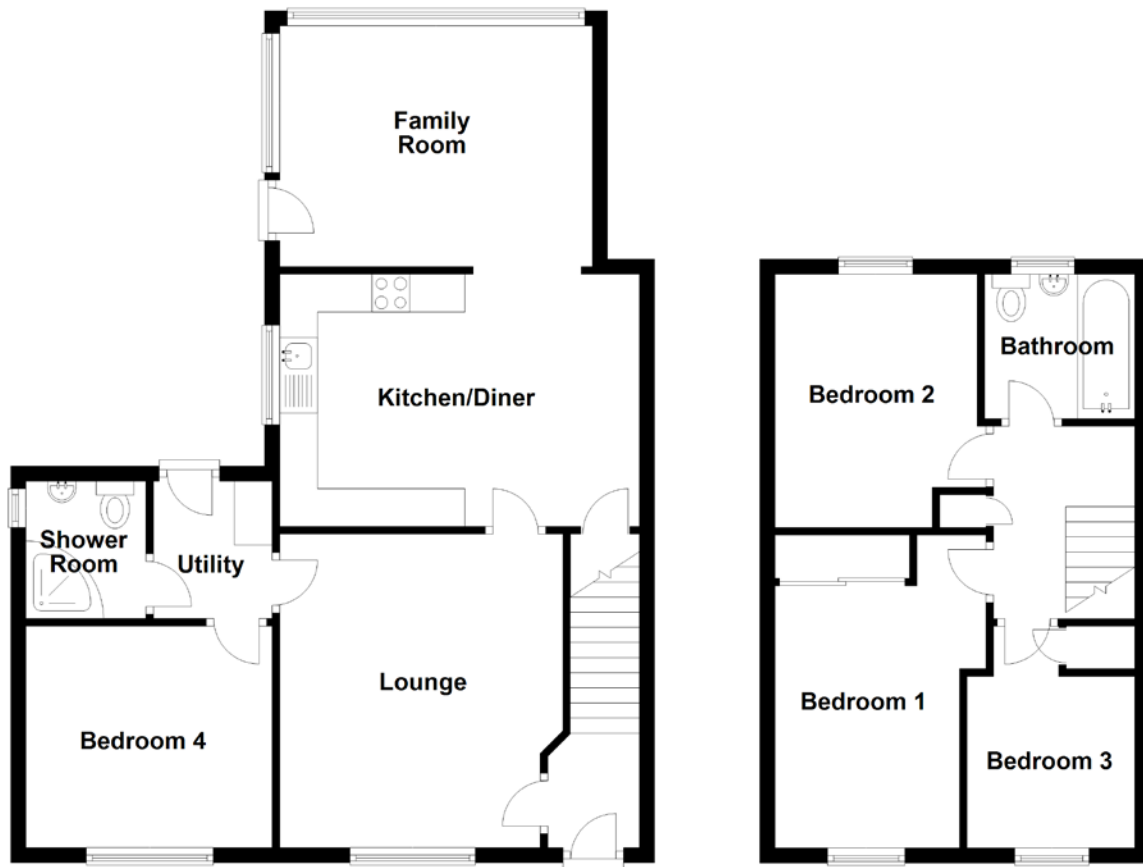
Externally, the property comes with a large mono blocked driveway for up to the three cars and a well proportion rear garden with lawn and paved patio area.

For extra warmth and comfort, there is gas central heating and double glazing throughout.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

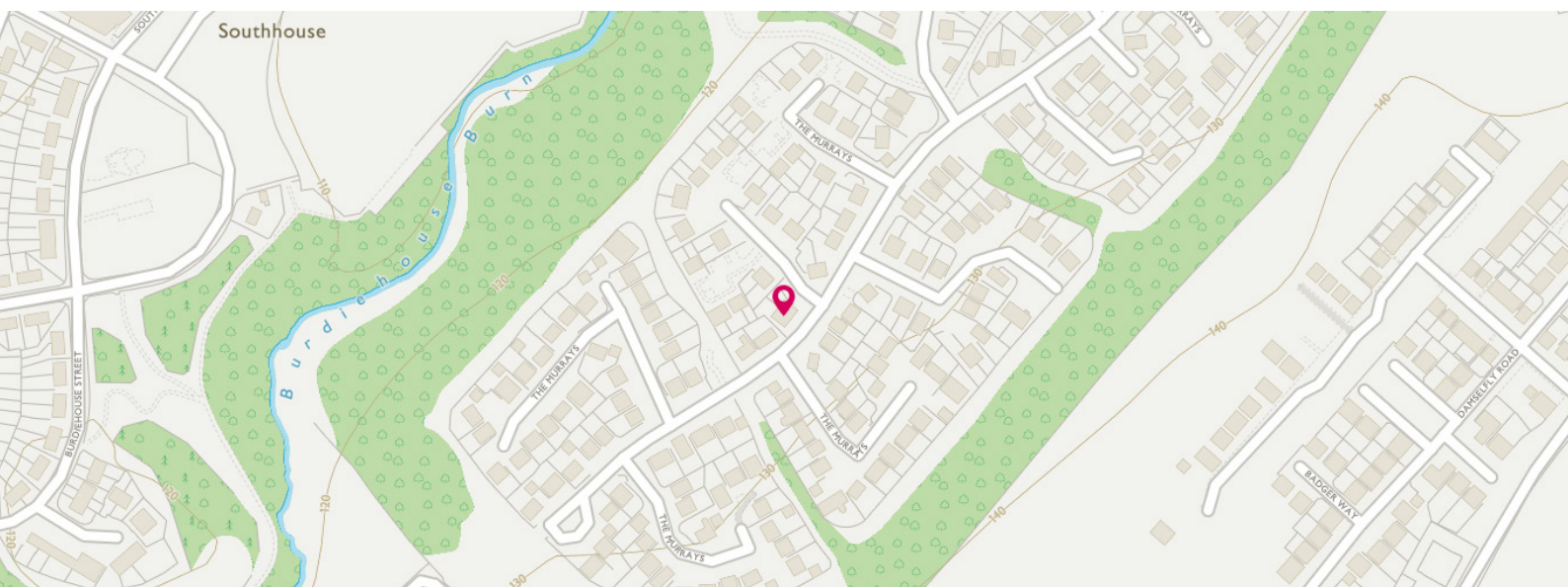
Lounge	4.15m (13'7") x 3.75m (12'4")
Kitchen/Diner	4.76m (15'7") x 3.34m (10'11")
Family Room	4.14m (13'7") x 3.19m (10'6")
Utility	1.82m (6') x 1.57m (5'2")
Bedroom 4	3.26m (10'8") x 2.93m (9'7")
Shower Room	1.82m (6') x 1.55m (5'1")

First Floor

Bedroom 1	4.14m (13'7") x 2.79m (9'2")
Bedroom 2	3.35m (11') x 2.79m (9'2")
Bedroom 3	2.93m (9'7") x 2.22m (7'3")
Bathroom	1.99m (6'6") x 1.91m (6'3")

Gross internal floor area (m²): 101m²

EPC Rating: C



THE LOCATION

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.


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