

127 The Murrays

LIBERTON, EDINBURGH, EH17 8UN



*THREE-BEDROOM
SEMI-DETACHED PROPERTY*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part exchange available! McEwan Fraser is delighted to present this three-bedroom semi-detached house to the market. Well-positioned in a popular residential area, the property has two double bedrooms, a single bedroom, a bathroom, a large living room, a dining room, and a kitchen. For extra warmth and comfort, the property has gas central heating and double glazing.

Externally there are front and rear gardens and a large driveway that can accommodate several cars. The property is neutrally finished and has scope for internal upgrading. The house is a perfect canvas for a buyer who is keen to make their mark on their new home.



Dining Area



The Kitchen





Bedroom 1

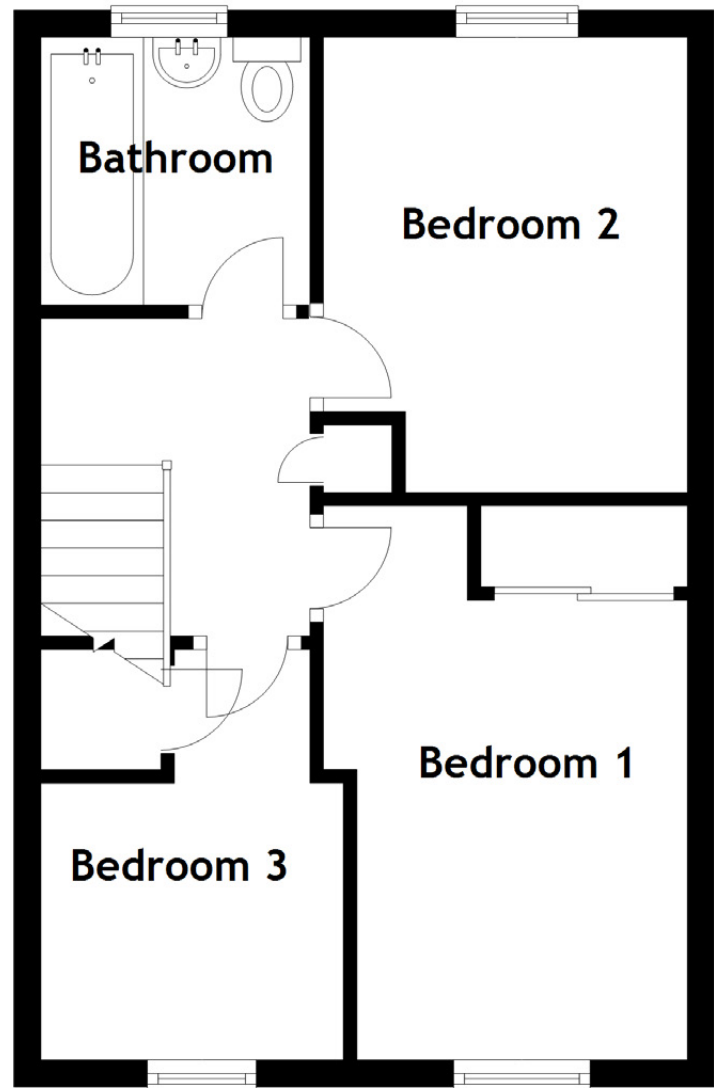
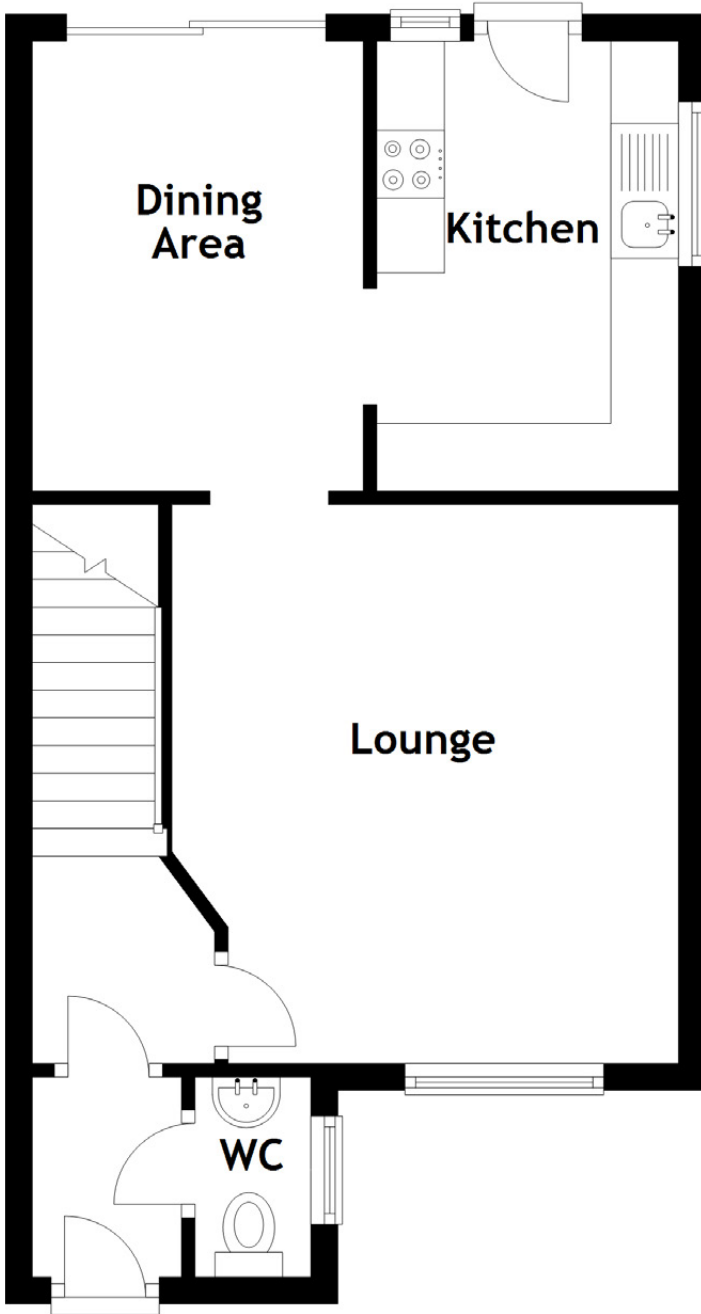




Bedrooms 2&3







Approximate Dimensions

(Taken from the widest point)

Lounge	4.14m (13'7") x 3.75m (12'4")
Kitchen	3.33m (10'11") x 2.23m (7'4")
Dining Area	3.33m (10'11") x 2.45m (8')
Bedroom 1	3.95m (13') x 2.77m (9'1")
Bedroom 2	3.37m (11'1") x 2.69m (8'10")

Bedroom 3	3.04m (10') x 2.24m (7'4")
Bathroom	1.99m (6'6") x 1.98m (6'6")

Gross internal floor area (m²): 76m²

EPC Rating: C





The Murrays is an established and sought-after development in Liberton which is situated to the south of the city centre and is perfectly placed for the new Edinburgh Royal Infirmary, Kings Buildings, Edinburgh University buildings, and the new Sick Children's Hospital. There are local shopping amenities within walking distance, catering to everyday needs, and Cameron Toll shopping centre which has a Sainsbury's supermarket along with various other retail outlets.

The district offers an abundance of recreational amenities including Festival Theatre, Queens Hall, Royal Commonwealth Pool, the open spaces of Holyrood Park/Arthurs Seat, various golf courses, and a cosmopolitan choice of cafes/bars and restaurants.

There is an excellent and frequent public transport service into the city with the local terminals just a short stroll from the property. Swift access to the City by-pass, offering connections to the M8/M9, Forth Road Bridge, and Edinburgh Airport.

The Location

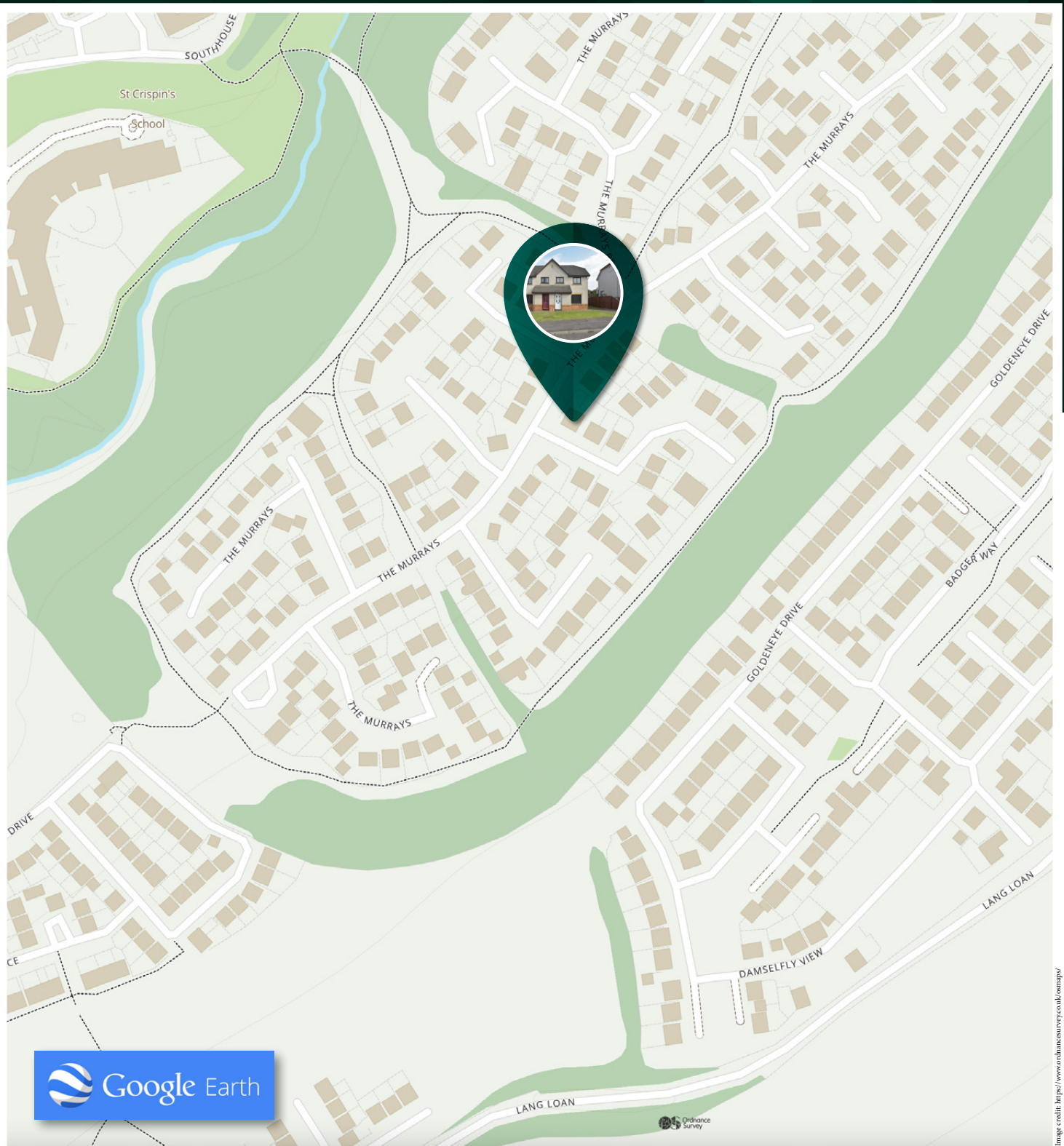


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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