

# 106 The Murrays Brae

LIBERTON, EDINBURGH, EH17 8UG



*Well-maintained two-bedroom mid-terraced house, situated in the highly desirable modern development of The Murrays in Liberton*



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McEwan Fraser is delighted to present 106 The Murrays Brae, a well-maintained two-bedroom mid-terraced house, situated in the highly desirable modern development of The Murrays in Liberton. The property enjoys a generous rear garden and a prime location with excellent local amenities and convenient access to the City Centre and City Bypass, making it an ideal home for first-time buyers, young families, and professionals alike.

# THE LIVING ROOM

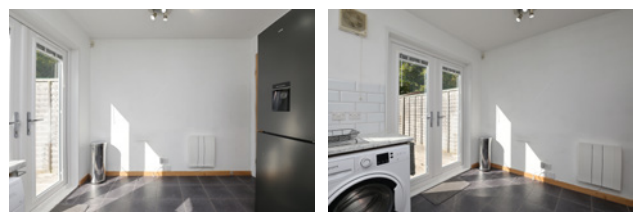


Presented in good condition throughout, the ground floor comprises a handy entrance vestibule leading into a bright and spacious living room, which flows naturally into the dining kitchen overlooking the rear garden. The living room offers ample space for a comfortable suite and supporting furniture, giving the new owner flexibility to create their ideal entertaining space.

# THE KITCHEN



The contemporary kitchen is well-equipped with a wide range of stylish base and wall units, complementary work surfaces, and attractive tiled surrounds. There is a mixture of integrated and freestanding appliances, space for a breakfast table, and French doors open directly into the rear garden.







Upstairs, the accommodation includes two well-proportioned double bedrooms, both with ample space for free-standing furniture. The bathroom is partially tiled and includes a white three-piece suite with a shower over the bath.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





Externally, the home benefits from a small front garden laid to lawn in keeping with neighbouring properties. The rear garden is a real sun trap and provides a peaceful retreat, featuring a generous deck, a small mature lawn, and a shed for additional storage space. There is also a separate rear access to the garden.

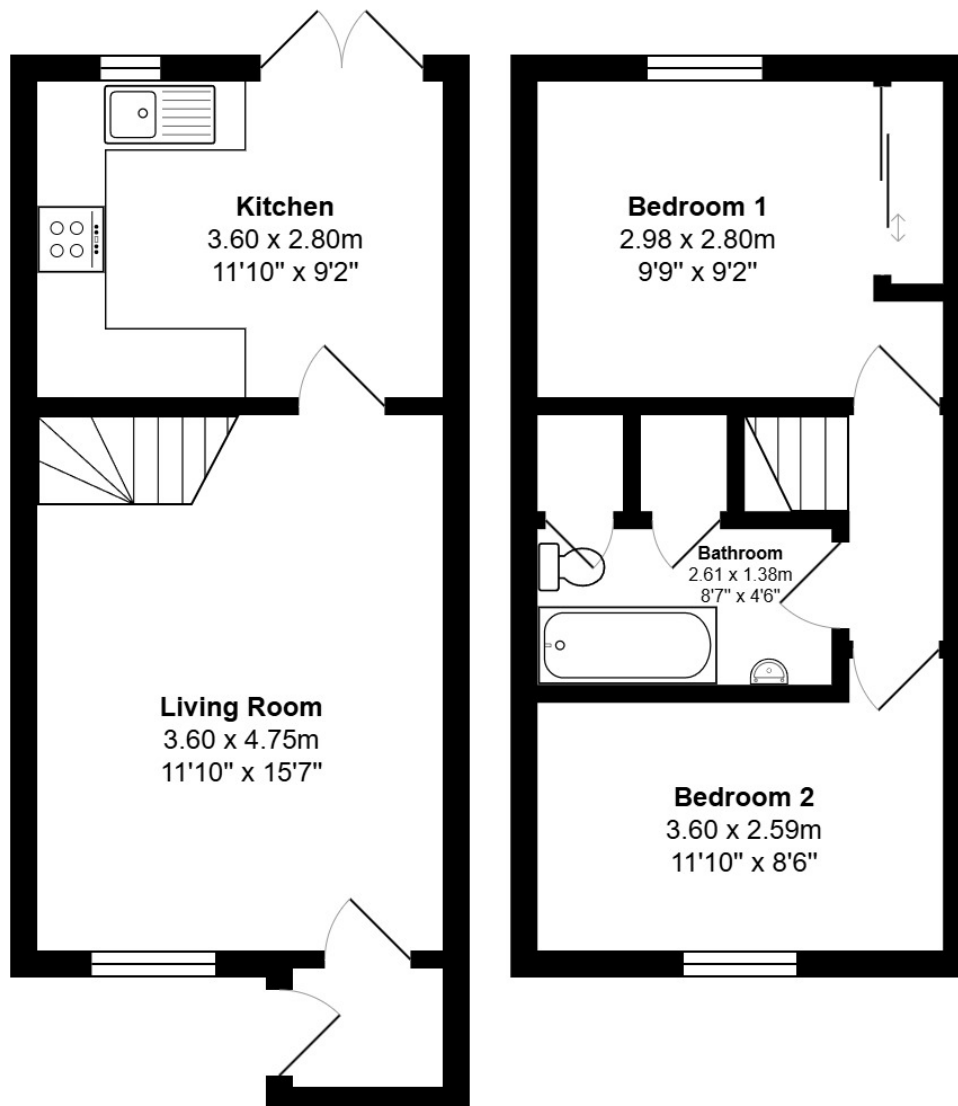
Early viewing is highly recommended to fully appreciate this attractive home in a popular and well-connected residential setting.

# EXTERNALS



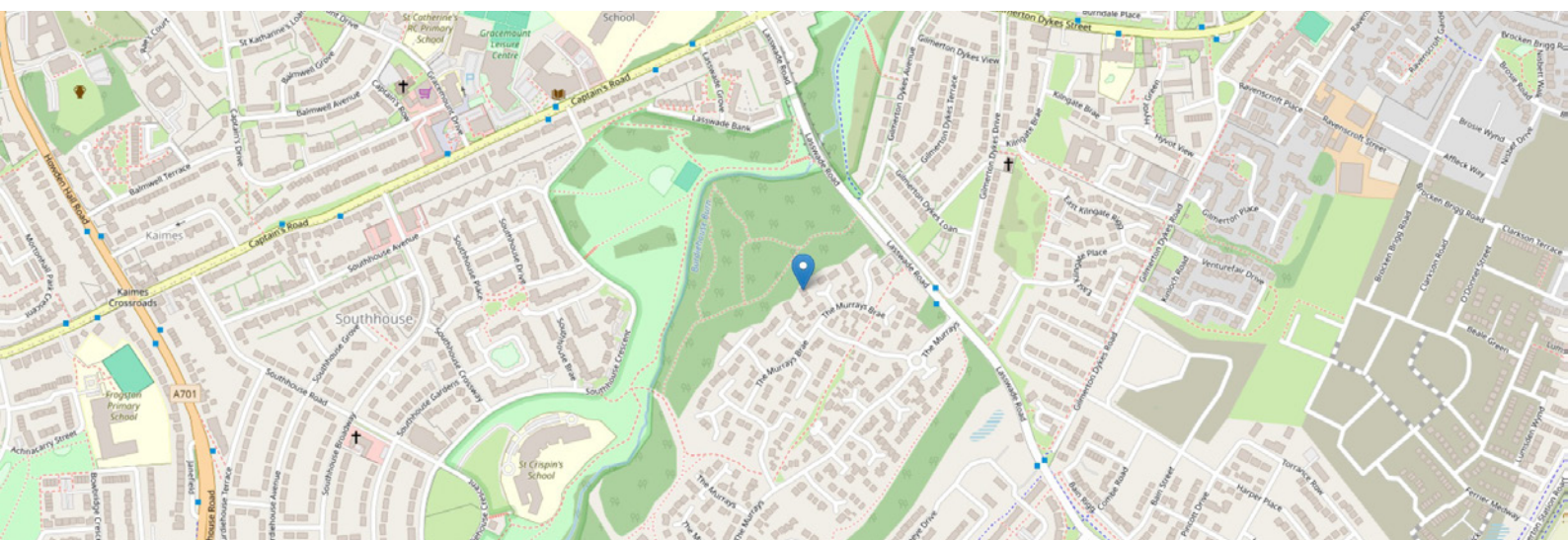


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 56m<sup>2</sup> | EPC Rating: D





# 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.

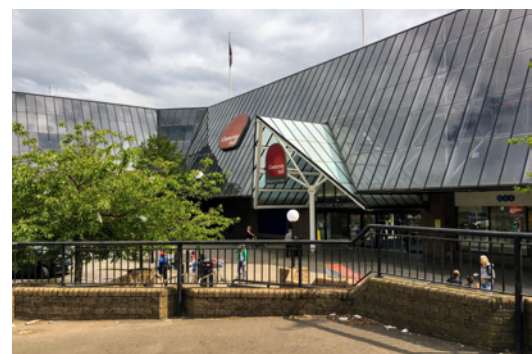






For outdoor enthusiasts, the beautiful open spaces of the Braid Hills, Blackford Hill, and the Hermitage of Braid are all within walking distance, offering panoramic views of the city and miles of scenic walking and cycling routes. Liberton Golf Club is also just around the corner. Transport links are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