



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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1 Murieston Crescent Lane

EDINBURGH, EH11 2ER



# LOCATION DALRY

EDINBURGH, EH11 2ER

Dalry is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area includes a variety of property styles, modern flats and houses melding well with substantial stone-built tenement properties built around the turn of the century.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. A number of fine restaurants have settled on Dalry Road just a few minutes from the property and there is a local Post Office and a full choice of banking and building societies. Should more specialised shopping be required, the West End and Princes Street are approximately five minutes away using one of the many and frequent bus services that pass down Dalry Road. Haymarket Railway Station and tram stop are also within close proximity of the property.

For leisure activities, it is also worth noting the close proximity of Dalry Swim Centre, as well as a short walk to Fountain Park, which houses a multi-screen cinema complex and fitness centre.





# 1 MURIELSTON CRESCENT LANE

EDINBURGH, EH11 2ER

McEwan Fraser Legal is delighted to present this attractive four bedroom townhouse to the market. Well positioned close to Edinburgh City Centre, the property would make an ideal investment or a fantastic home for a young family. The property enjoys excellent accommodation over three floors, integral garage, gas central heating and double glazing throughout.

Ground floor accommodation includes a well-proportioned breakfasting kitchen and the fourth bedroom. The kitchen itself boasts a good range of base and wall mounted units with plenty of prep and storage space. Gas hob, electric oven, washing machine and fridge freezer are integrated. The fourth bedroom could easily be utilised as a dining room if required and also gives access to the low maintenance rear patio garden.

Climbing the stairs, the first floor hosts the main lounge and en-suite master bedroom. The spacious lounge is neutrally finished and runs the full width of the property. The generous floor space on offer can happily accommodate a larger suite, dining table and plenty of additional free standing furniture. French doors open onto a Juliet balcony making this a naturally bright and airy room. The master bedroom faces the rear of the property. A generous double, it enjoys integrated storage and access to a full-sized en-suite bathroom which includes a three-piece suite with shower over bath.

There are two further bedrooms and a shower room on the top floor. The bedrooms both enjoy integrated storage.

This is an excellent property in a sought after location. Internal viewing is highly recommended.



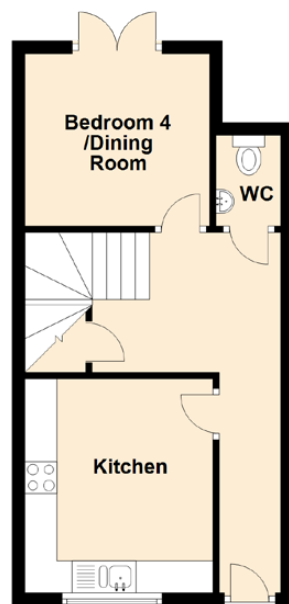
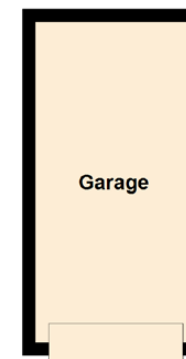
“... ATTRACTIVE FOUR  
BEDROOM TOWNHOUSE ...”



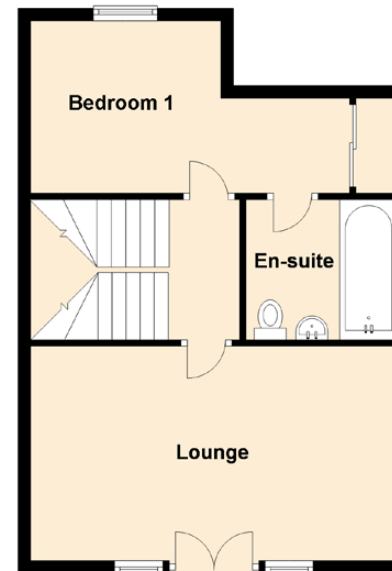


# SPECIFICATIONS & DETAILS

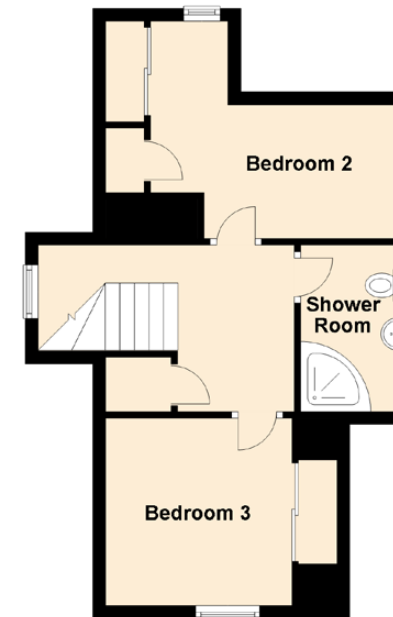
FLOOR PLAN, DIMENSIONS & MAP



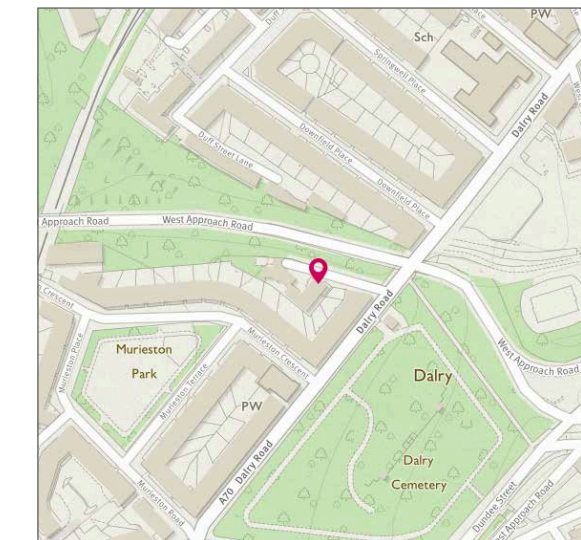
Ground Floor



First Floor



Second Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor  
 Kitchen 3.35m (11' x 2.93m (9'7")  
 Bedroom 4/Dining Room 2.88m (9'5" x 2.70m (8'10")  
 WC 1.42m (4'8" x 1.01m (3'4")

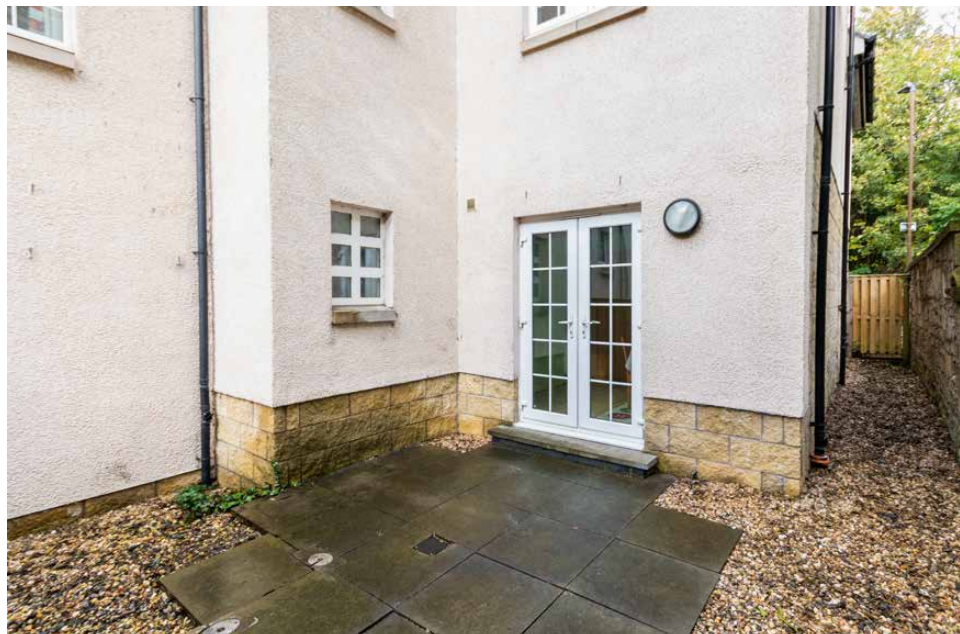
First Floor  
 Lounge 5.74m (18'10" x 3.64m (11'11")  
 Bedroom 1 4.99m (16'4" x 2.82m (9'3")  
 En-suite 2.09m (6'10" x 1.65m (5'5")

Second Floor  
 Bedroom 2 3.98m (13'1" x 3.40m (11'2")  
 Bedroom 3 2.93m (9'7" x 2.92m (9'7")  
 Shower Room 2.11m (6'11" x 1.64m (5'4")

Garage 5.00m (16'5" x 2.50m (8'2")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup> | EPC Rating: C

Image credit: <https://www.outman.co.uk/property/>



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