

10 Murrayburn Grove

EDINBURGH, EH14 2PF



ONE-BEDROOM BUNGALOW WITH ENCLOSED
GARDENS TO THE BACK AND THE FRONT



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McEwan Fraser is delighted to offer to the market this one-bedroom bungalow with front and back gardens.

The lounge is bright and spacious with a window to the garden. The double bedroom has ample space for free-standing furniture and a window to the garden. The kitchen offers a free-standing cooker and plumbing for a washing machine along with ample floor and wall units and a walk-in larder. The shower room is configured as a wet room with a shower, toilet and wash-hand basin.

Gardens on either side are bound with wooden fencing and there are areas of grass and a patio. Excellent rental opportunity or for downsizers.

The Location

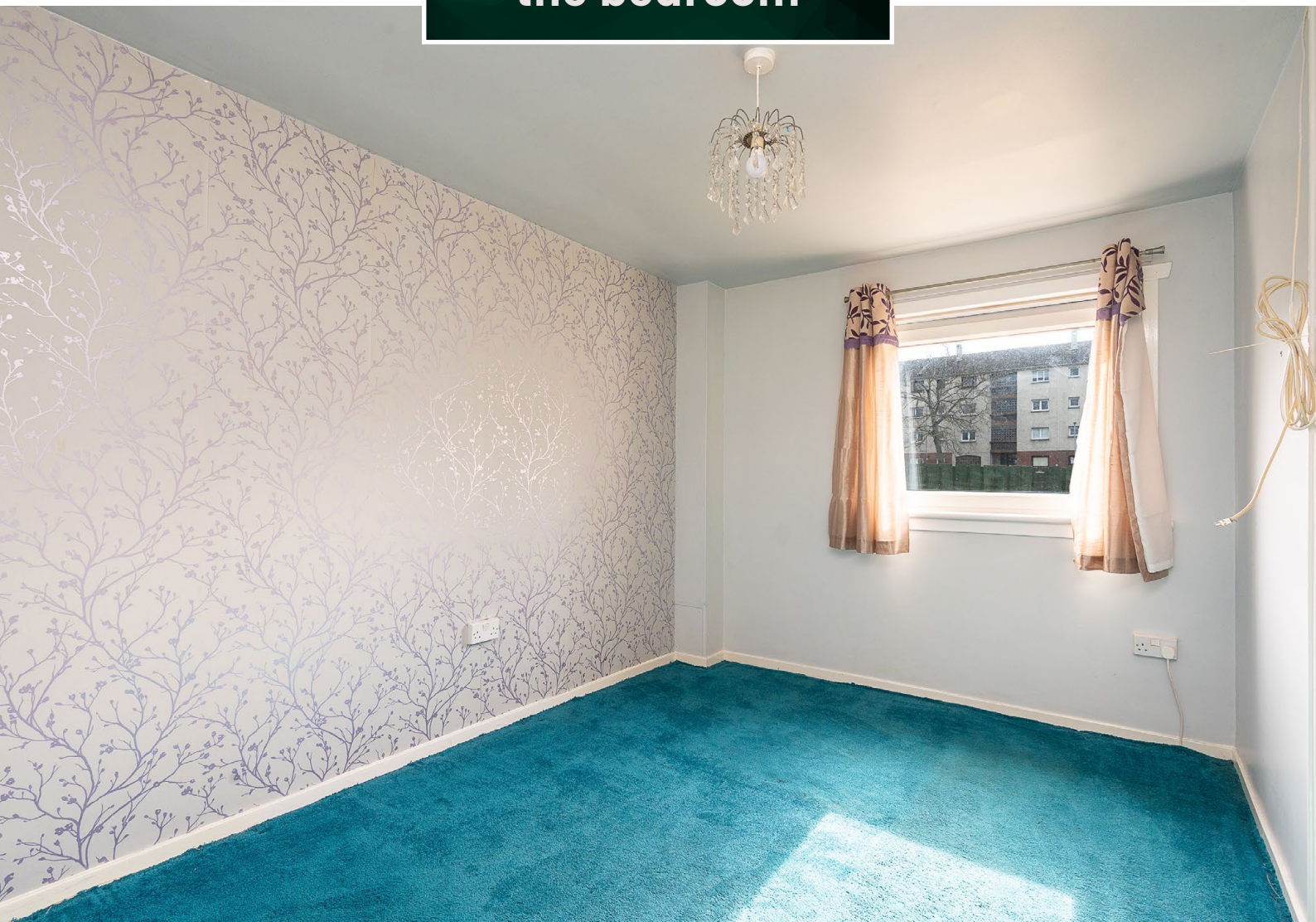
the lounge



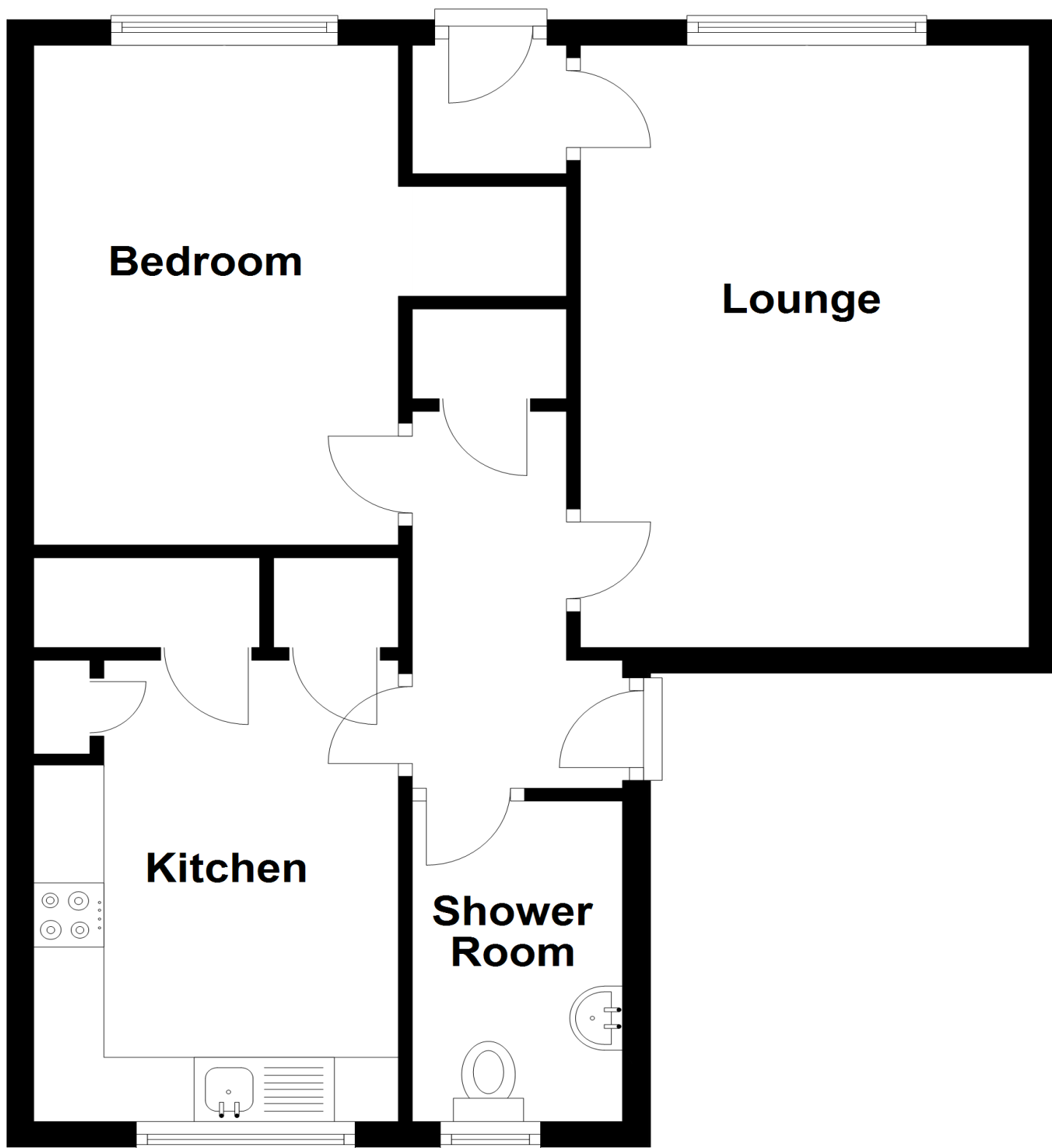




the bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.70m (15'5") x 3.20m (10'6")	Gross internal floor area (m ²): 49m ²
Kitchen	3.60m (11'10") x 2.60m (8'6")	EPC Rating: D
Bedroom	3.90m (12'9") x 2.60m (8'6")	
Shower Room	2.50m (8'2") x 1.50m (4'11")	





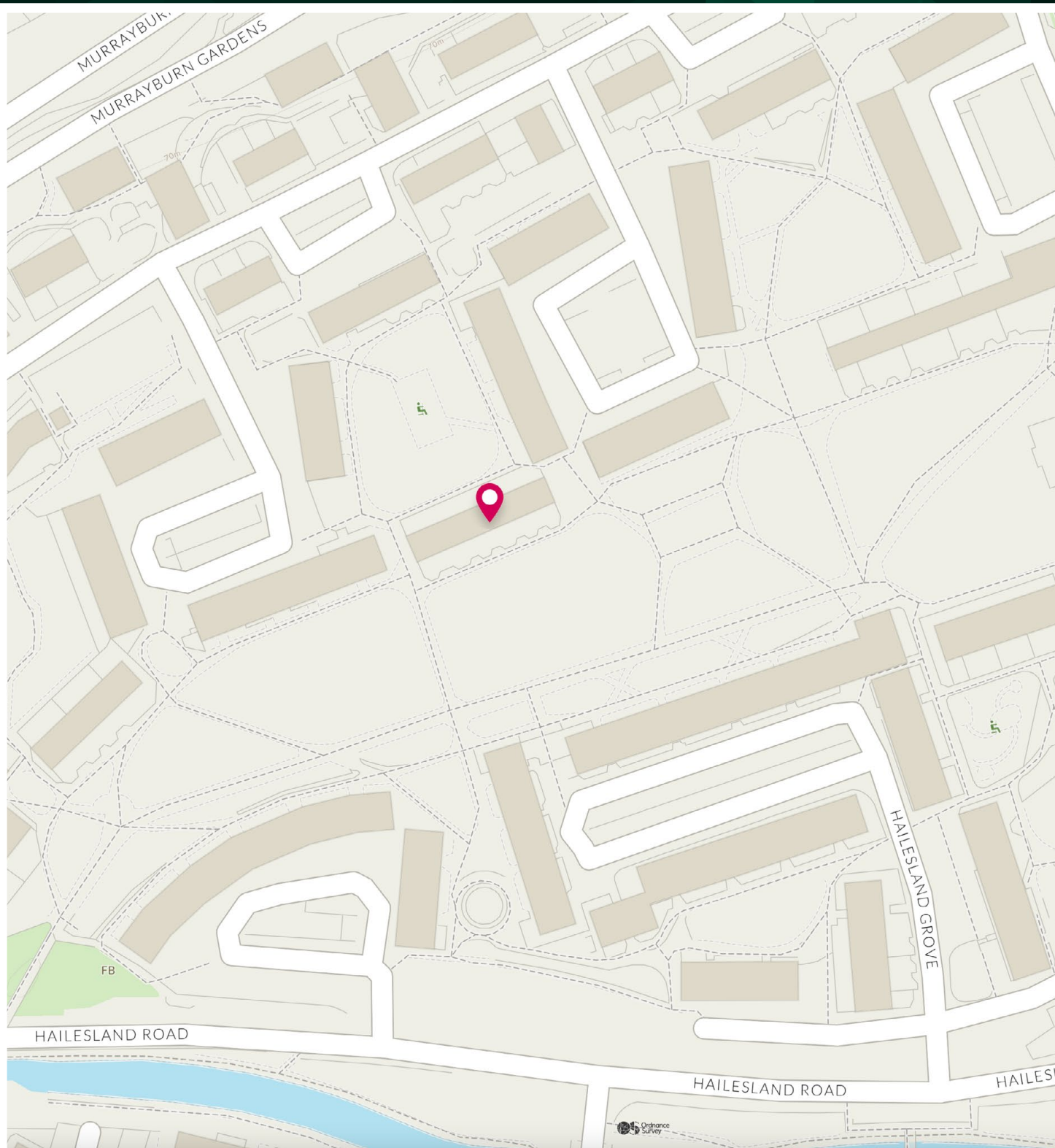
KINGSKNOWE GOLF CLUB

The property for sale is located in a western district of the city. The area is well served by an excellent range of local amenities including shopping, transport, education and recreational facilities. The Wester Hailes Shopping Centre, which is approximately five minutes walk from the property, offers an excellent range of shops and a supermarket to serve all your necessary requirements. For anyone commuting into Edinburgh for work or even as far as the west of the country, there is a regular bus service as well as easy access to Edinburgh City Bypass, linking up to the M8 motorway.

Local schooling can be found within walking distance both at primary and secondary levels and regular bus services run to and from the city centre and surrounding area.

The property is close to the many walking/cycle paths Edinburgh has to offer. Inverleith park (20minute walk) and Stockbridge (30minute walk) are easily accesible, Cramond is roughly a ten minute car journey for coastal walks.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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