



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**2f3, 2 Murieston Place**

DALRY, EDINBURGH, EH11 2LT



# THE LOCATION DALRY

EDINBURGH, EH11 2LT

Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street.

There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only three or four minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the long-awaited tram line is virtually on the doorstep.

It is also worth noting the proximity to Dalry Swim Centre and a short walk through a vennel takes you to Fountain Park, which houses a multi-screen cinema complex and fitness centre.



## 2F3 2 MURIESTON PLACE

DALRY,  
EDINBURGH,  
EH11 2LT

McEwan Fraser Legal is delighted to present this fantastic two bedroom second-floor property to the market. The property needs significant internal upgrading and modernisation and would make a wonderful project for an end-user or investor alike.

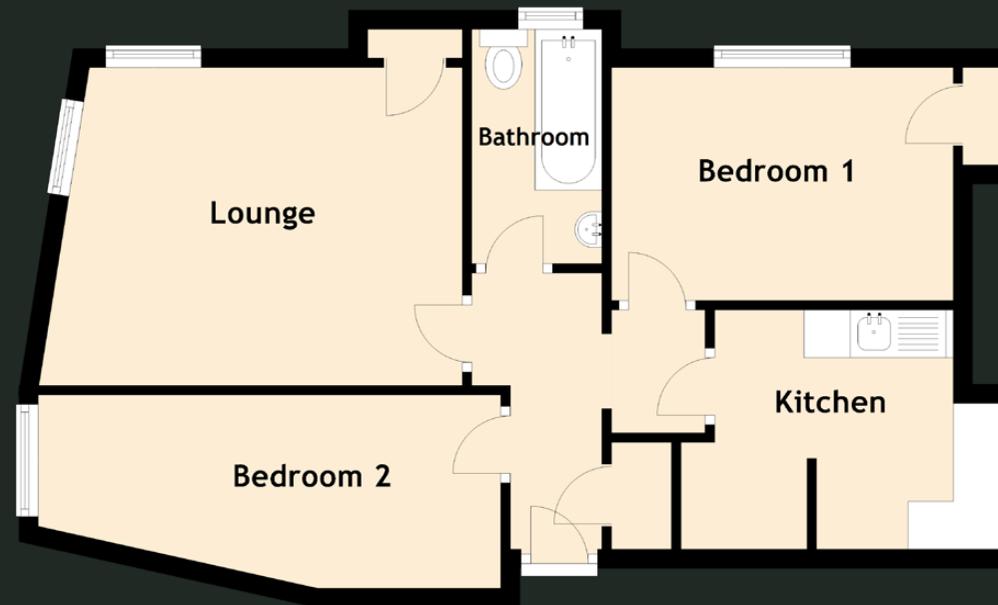
Accommodation comprises a bright and spacious reception room with feature fireplace and a dual aspect. There are two well-proportioned bedrooms, a bathroom and a separate kitchen.

This is an excellent project in a sought after location and internal viewing is highly recommended.





## SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP

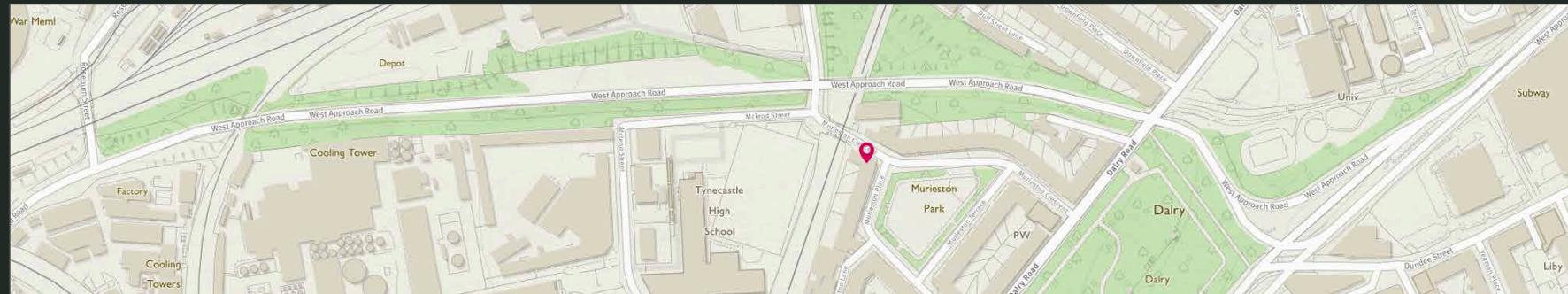


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.43m (14'6") x 3.32m (10'11")
Bedroom 2	4.84m (15'11") x 2.02m (6'8")
Bathroom	2.45m (8') x 1.36m (4'6")
Bedroom 1	3.58m (11'9") x 2.43m (8')
Kitchen	2.50m (8'2") x 0.50m (1'8")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup>

EPC Rating: E






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Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer