

2/1 Murieston Terrace

EDINBURGH, EH11 2LH



Beautifully presented one bedroom tenement flat enjoys a ground floor position on a sought after residential street in Dalry



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McEwan Fraser is delighted to bring this beautifully presented one-bedroom tenement flat to the market. The property enjoys a ground-floor position on a sought-after residential street in Dalry that overlooks Murieston Park. Internally, the property is in excellent condition, neutrally decorated and comes with gas central heating, double glazing, external storage large enough to fit four bikes, a private front garden and a lovely communal rear garden. This would be an ideal first-time buy or savvy buy-to-let investment and early viewing is highly recommended.

THE LIVING ROOM



Accommodation is focused on a generous living room with plenty of original period features including high ceilings, original coving, high skirting boards and an Edinburgh press. There is space for different furniture configurations allowing a new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



The kitchen is adjacent to the living room and comprises a full range of base and wall-mounted units that provide plenty of prep and storage space. Hob and oven are integrated and there is space for a free-standing washing machine and fridge freezer.





A large double bedroom overlooks the communal garden and includes integrated storage. There is plenty of floor space for a full suite of bedroom furniture. The accommodation is completed by a partially tiled bathroom with a white suite and shower over the bath.

THE BATHROOM



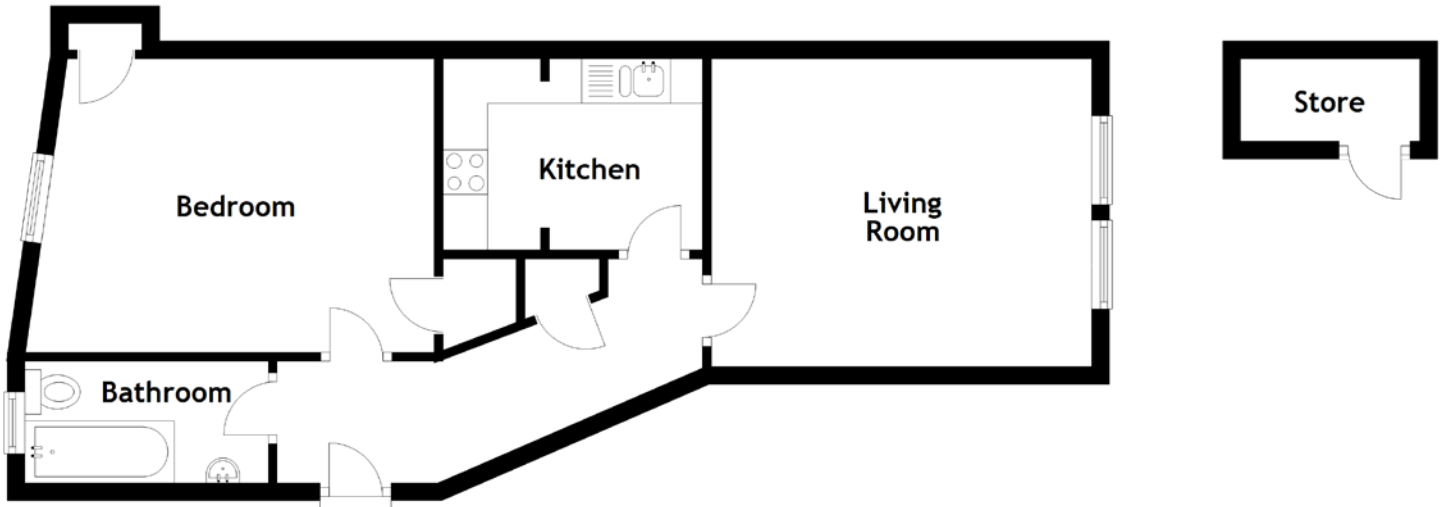
THE BEDROOM



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

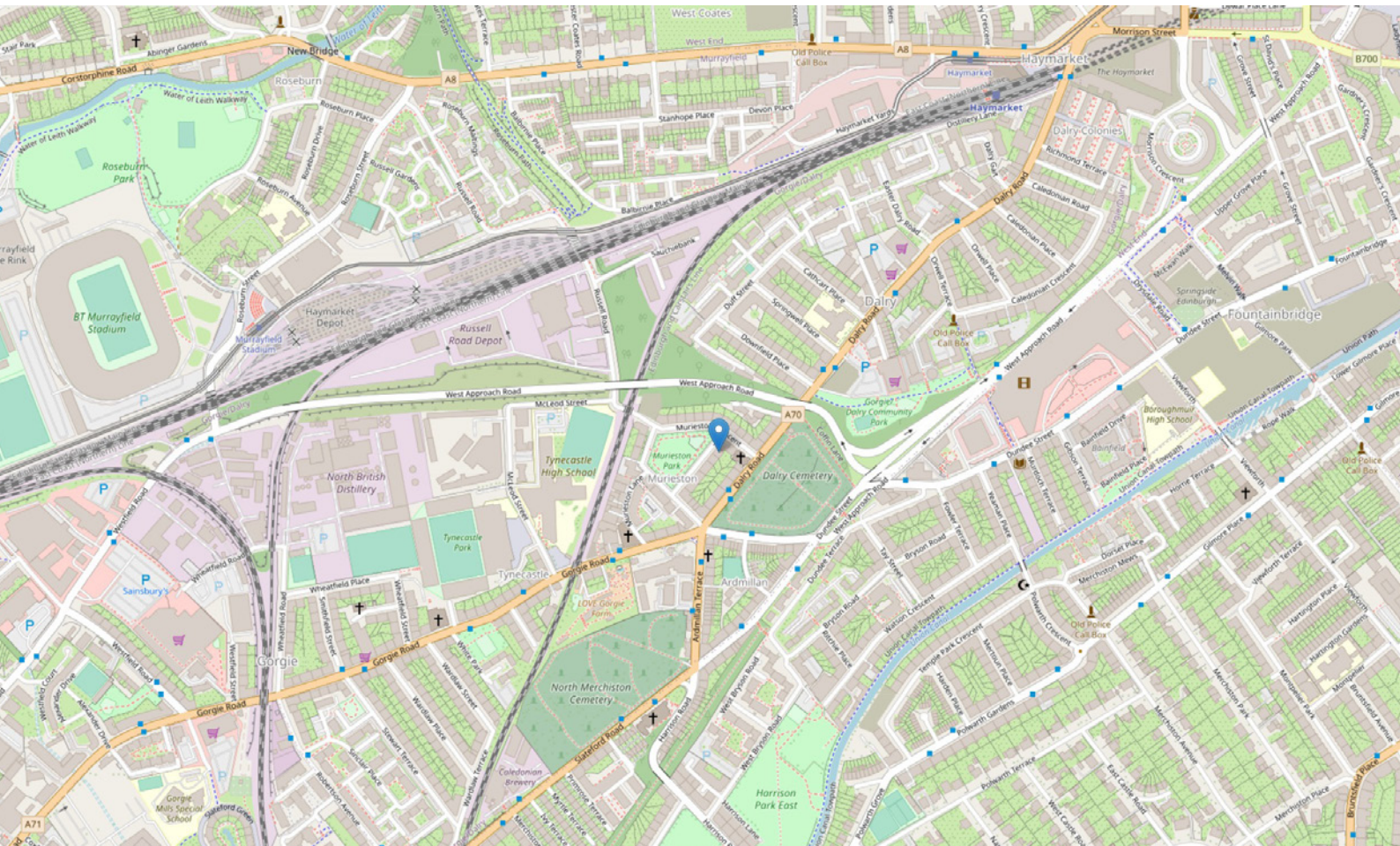
Living Room 4.28m (14'1") x 3.46m (11'4")
 Kitchen 2.92m (9'7") x 2.15m (7'1")
 Bedroom 4.60m (15'1") x 3.30m (10'10")

Bathroom
 Store

2.74m (9') x 1.37m (4'6")
 2.02m (6'8") x 0.93m (3'1")

Gross internal floor area (m²): 51m²
 EPC Rating: C

VIRTUAL TOUR



THE LOCATION

Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students.





The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.



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THE SUNDAY TIMES
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