



110 The Murrays Brae, Edinburgh, EH17 8UG

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This charming, bright and spacious two bedroom semi-detached property arranged over two levels offers an excellent opportunity for the first time buyer, investor or small families. The property further benefits from a sunny conservatory set to the rear, enclosed rear garden with a large garden shed, garden and driveway to the front with additional visitors parking. The property is conveniently located in the popular and sought-after Murrays development close to many local amenities and quick transport links. We would recommend an early viewing.

- Entrance vestibule.
- Front facing living room with a useful under stairs cupboard.
- Breakfasting kitchen equipped with a range of wall and base units with all white goods included.
- Sunny conservatory with access to the rear garden.
- Upper landing with hatch to the partially floored attic.
- Double bedroom rear facing.
- Double bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator, two large storage cupboards.
- Electric heating.
- Double glazing.
- Enclosed rear garden with large shed.
- Driveway and garden to the front.



Location

The Murrays development is situated off Lasswade Road, in the popular Liberton district of Edinburgh which lies to the south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills, Pentland Hills, Duddingston Loch and Bird Sanctuary. There are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses as well as Gracemount Leisure Centre with gym and swimming pool just a short distance away. Excellent cycle paths/walkways are on hand leading to many parts of Edinburgh and Midlothian including Straiton Pond, Burdiehouse Burn, Craigmillar Castle with direct access to Roslin to Shawfair. There are excellent commuter links to Edinburgh City Centre via frequent bus links with the City of Edinburgh Bypass close at hand linking Scotland's main motorway network system. Schooling is well-represented from nursery to senior level and there are day to day shops within Liberton with a Morrisons and Lidl supermarket both on Gilmerton Road. Further amenities can be found at Straiton Retail Park which is only a short drive away and offers a wide range of high street stores, including a Marks and Spencer food outlet, a large Asda superstore, a Costco wholesale store and Ikea.

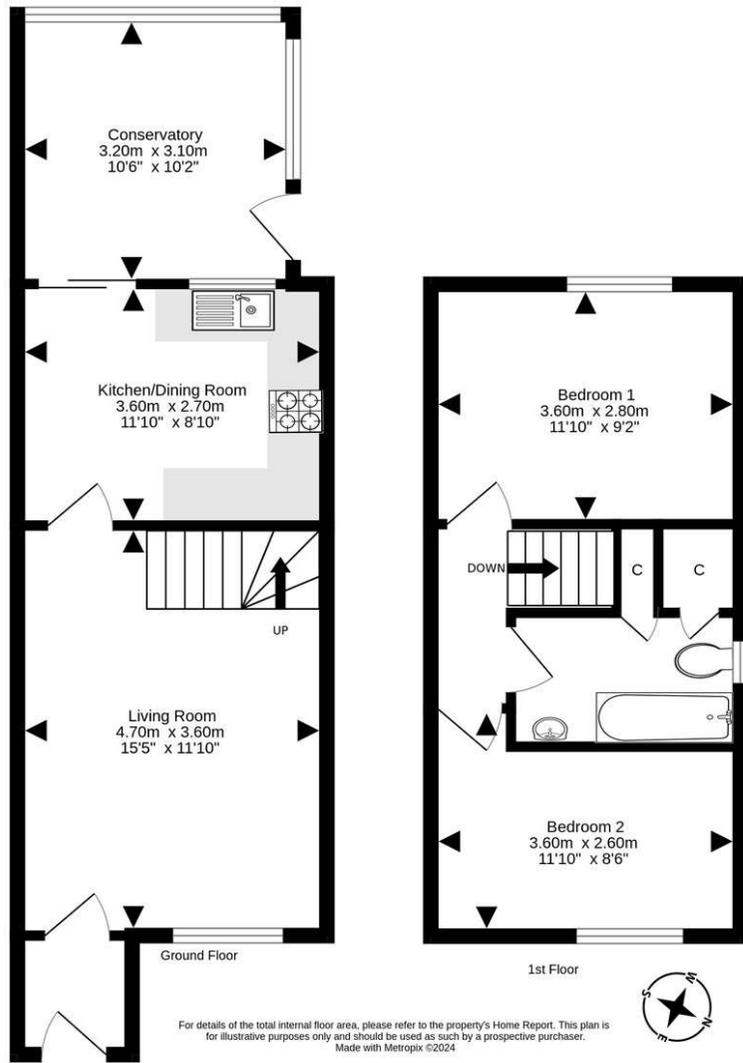
Extras

Included in the sale are the integrated kitchen appliances and white goods, fixtures & fittings and window and floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

