

ALLINGHAM&CO

traditional values | modern practice

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Pf2 1 Murieston Crescent, EDINBURGH, EH11 2LG
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: C

Location

The property is located in Dalry to the west of the city centre which can be easily accessed by a frequent public transport service that runs close by.

Haymarket Station is a ten minute walk away and there is also swift access to the west and the central motorway network via the A8.

The area has a wide variety of shopping available that include a number of supermarkets, and a wide variety of specialist shops in Gorgie and Dalry. Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants surround the area.

Accommodation

- Split level traditional ground and basement flat
- Good sized double bedroom
- Large hallway storage spaces
- Modern fitted three piece bathroom with electric shower over the bath
- Open plan lounge/kitchen with newly fitted appliances
- Access to communal gardens to the rear
- On street parking

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

A superb traditional basement and ground split level flat located close to the city centre. The flat has been decorated to a high standard throughout and fitted with new and modern appliances.

Offered to market in real "move in" condition, this property would suit a first time buyer or buy to let investor alike.

The property offers ample space and storage and double glazing and central heating throughout.

Extras

Electric hob

Oven

Washing machine

Fridge

These items are believed to be in good working order, though their condition is not warranted.



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

