



234 The Murrays Brae
Liberton, EH17 8UL

Deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Living Room
- Kitchen/ Breakfast Room
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Double Glazing & Electric Heating
- Residents' Carpark
- EPC Rating – E



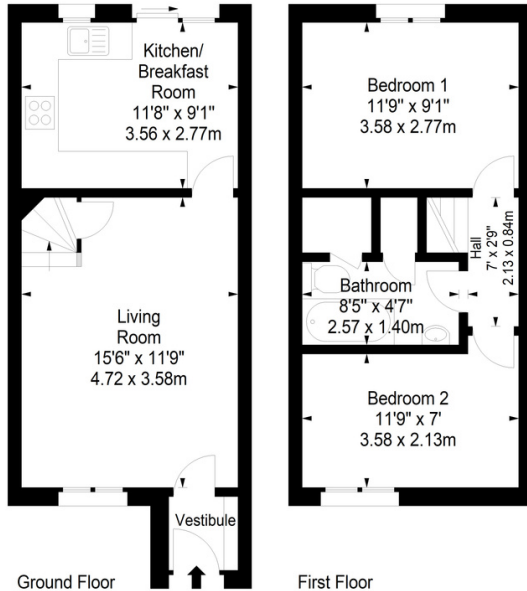
Situated within a peaceful cul-de-sac in the popular area of Liberton, this attractive mid-terraced house is presented in excellent order throughout. The property is ideally located for a wide range of local amenities including Straiton Retail Park, while the nearby City Bypass offers convenient road connections to both the north and south. There are also excellent public transport links providing easy access to Edinburgh city centre and the surrounding areas. The accommodation comprises an entrance vestibule, spacious living room, breakfasting kitchen, two well-proportioned double bedrooms and a modern family bathroom. Externally, the property benefits from well-maintained private gardens to both the front and rear, along with a residents' car park providing private parking. The property features double glazing and electric heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge, freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



**The Murrays Brae,
Edinburgh,
Midlothian, EH17 8UL**



Approx. Gross Internal Area
611 Sq Ft - 56.76 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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