



44 The Murrays Edinburgh, EH17 8UE





“ Generous corner plot with private gardens and driveway parking ”

Features

- Detached four-bedroom family home
- Spacious accommodation
- No onward chain - fast entry available
- Excellent location for commuting into or out the city





Set within a peaceful residential estate in the highly sought-after Gilmerton area of Edinburgh, 44 The Murrays is a well-proportioned detached family home occupying a desirable corner plot within a quiet cul-de-sac. While the property would benefit from some modernisation, it is offered to the market with no onward chain, providing an excellent opportunity for a purchaser to create a home tailored to their own style.

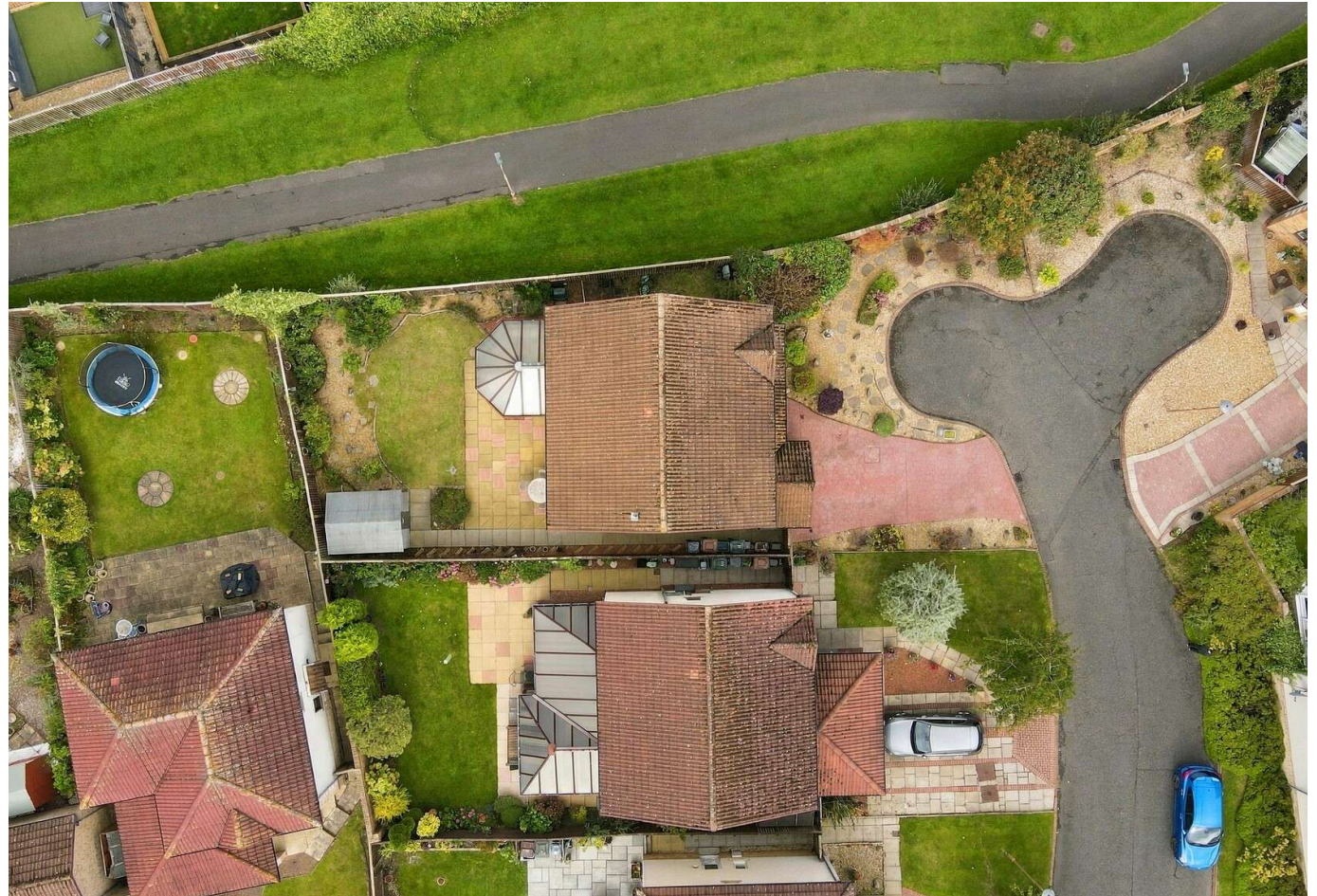
The property enjoys a convenient setting, with excellent local amenities, transport links and expansive areas of open green space all close by. Its combination of generous accommodation, private gardens, off-street parking and an integral garage makes it particularly well suited to growing families, while its location provides easy access to both the city centre and wider transport network.

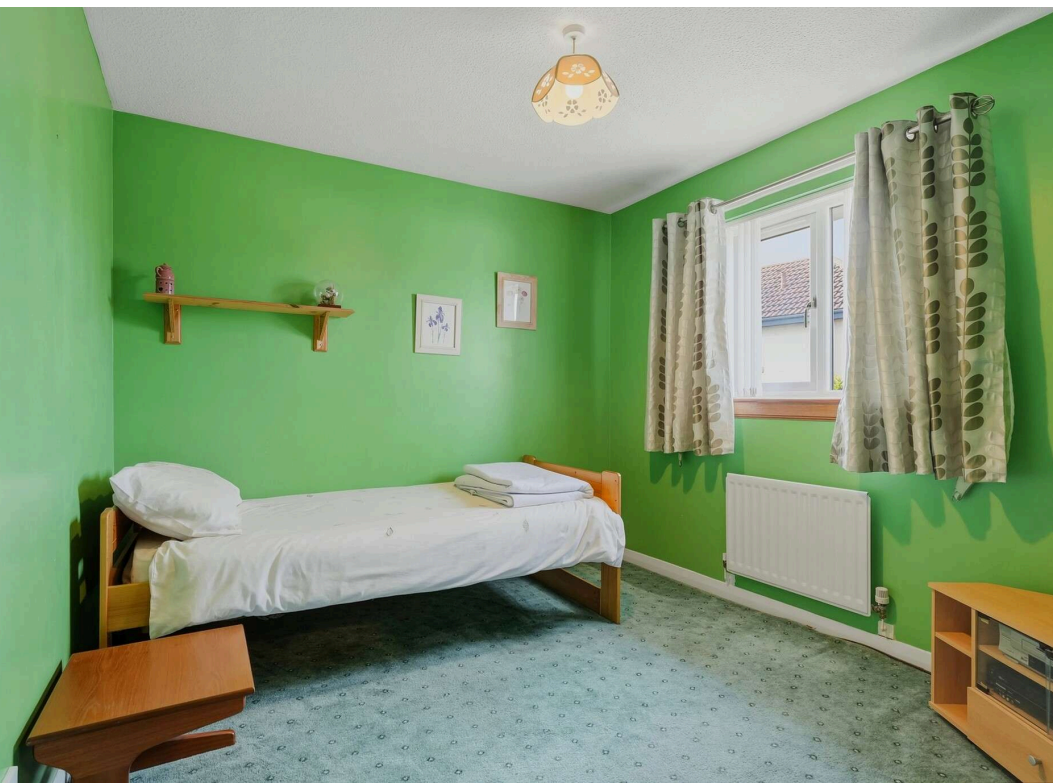
Outside

The property occupies a generous corner plot with private gardens to both the front and rear. The driveway provides convenient off-street parking and leads to the integral garage. The rear garden is predominantly laid to lawn and features a mature apple tree, garden shed and external tap, providing an attractive and practical outdoor space for families, entertaining or simply relaxing.

Additional storage is provided by the integral garage and partially floored attic.

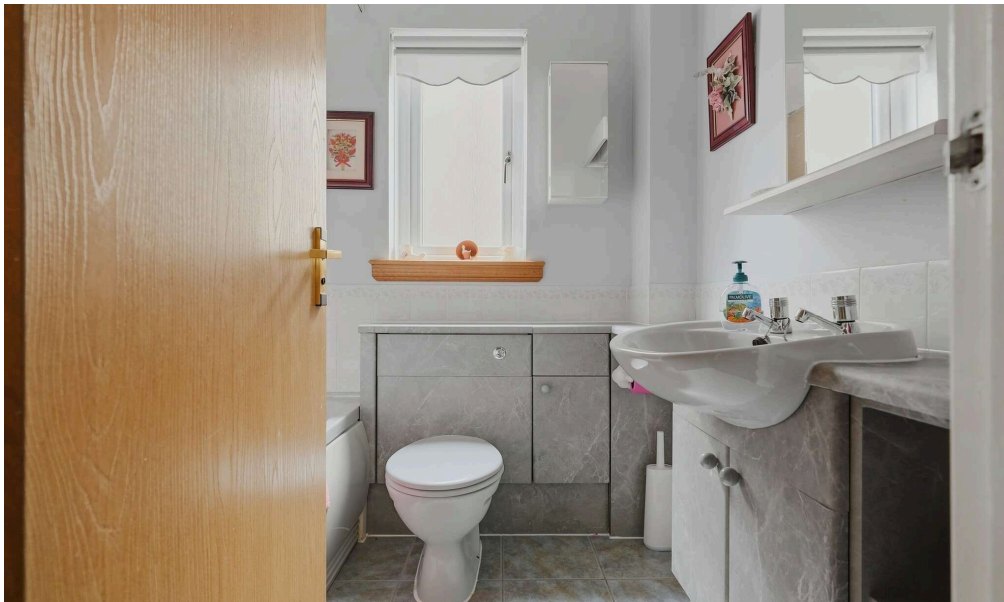
This is a versatile family home offering excellent potential for modernisation, in a popular south Edinburgh location approximately five miles from the city centre. Early viewing is highly recommended to appreciate the space, plot and potential on offer.





Accommodation: A welcoming entrance hallway leads into the bright and spacious living room, which features windows overlooking the front of the property. Glazed doors provide access into the dining room, creating a natural connection between the two reception spaces. From here, patio doors lead through to the conservatory, providing a versatile additional living or entertaining area with direct access to the garden.

The fitted kitchen offers a good range of wall and base units, together with a useful breakfast bar. A door leads through to the convenient utility room and inner hallway, which provides access to a downstairs WC and the integral garage. The garage benefits from power and lighting and provides excellent secure storage or potential for alternative use. Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a private en-suite shower room, while the remaining three bedrooms are served by the family bathroom.



Location

The property is situated approximately five miles south of Edinburgh city centre and is exceptionally well placed for a wide range of local amenities and transport links. Nearby Straiton Retail Park offers an excellent selection of high street retailers, including Sainsbury's, Marks & Spencer Food, Aldi, TK Maxx and Boots, as well as gym facilities. IKEA and Costco UK are also within easy reach.

The area is well served by a number of respected golf courses, including Liberton Golf Club and Braid Hills Golf Course. Royal Infirmary of Edinburgh at Little France is easily accessible by car or public transport, while excellent schooling options are available in both the public and private sectors, including proximity to The University of Edinburgh King's Buildings campus. Regular bus services provide convenient access to the city centre and surrounding areas, while the nearby City Bypass offers excellent connectivity to the A1, M8/M9 motorway network, Edinburgh Airport and the Forth bridges.





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Total: 1243 sq. Ft, 115 m²

1st Floor: 576 sq. Ft, 53 M², 2nd Floor: 667 sq. Ft, 62 m²

Excluded Areas: Garage: 153 sq. Ft, 14 M², Screened Porch: 126 sq. Ft, 12 M², Walls: 140 sq. Ft, 14 m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as these particulars do not form 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.



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