



138 The Murrays, Liberton,
Edinburgh, EH17 8UP



Impressive semi detached two bedroom villa with private gardens and driveway

 2 Bed  1 Bath  1 Reception

An extremely impressive semi detached villa with large driveway and private gardens to the front and rear which enjoys enviable position in quiet cul-de-sac and is situated in popular and established residential area. The property is beautifully presented throughout and in brief accommodation comprises; entrance hall, spacious sitting room, superb modern fitted kitchen/dining room with direct access to private rear garden; there are two well proportioned bedrooms, both with built-in wardrobes and modern shower room with window to the rear. The property benefits from gas central heating, double glazing and good storage. To the front of the property there is an easily maintained private garden and large driveway which provides off street parking and to the rear there is a large easily maintained enclosed private garden which is ideal for entertaining.

Features

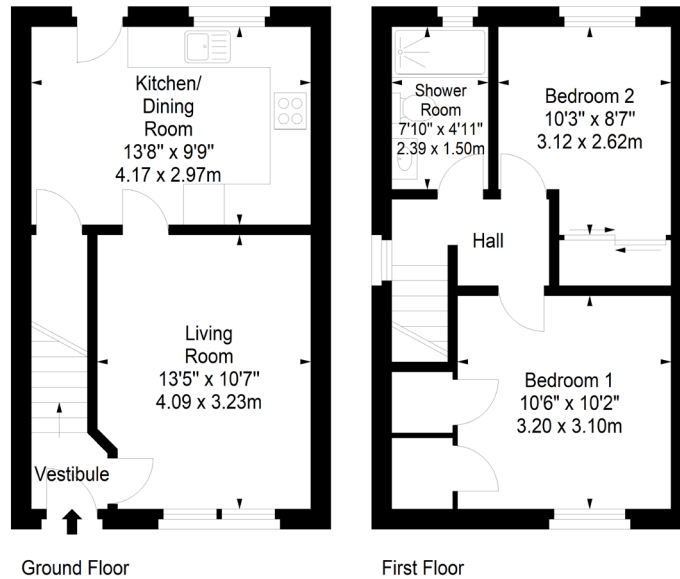
- Entrance hall
- Bright, beautifully presented sitting room
- Superb modern fitted kitchen/dining room with direct access to enclosed private rear garden
- Two well proportioned bedrooms both with built-in wardrobes
- Stylish shower room
- Gas central heating
- Double glazing
- Easily maintained private gardens to the front and rear
- Large driveway which provides off street parking
- On street parking
- EPC Rating C

Offers Over £220,000

**The Murrays,
Edinburgh,
Midlothian, EH17 8UP**



Approx. Gross Internal Area
654 Sq Ft - 60.76 Sq M
For identification only. Not to scale.
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Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It

also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.