

RALPH SAYER
SOLICITORS & ESTATE AGENTS

63 The Murrays Brae

Liberton, Edinburgh, EH17 8UF

63 The Murrays Brae

Enjoying a well-connected position in Liberton, this modern two-bedroom mid-terraced house offers bright, well-kept accommodation over two floors, a private rear garden and unrestricted on-street parking. Local amenities, everyday shopping, green space and regular transport links are within easy reach, making it an appealing choice for first-time buyers, professionals and investors alike. A vestibule opens into a generous front-facing living room with the stair rising to the upper floor. The dining kitchen is fitted with modern units and worktops, with space for everyday dining, and has sliding doors opening directly to the garden. Upstairs, the landing leads to two bedrooms and a bathroom, all presented in good condition. Outside, the private rear garden provides useful space for sitting out, and the layout is practical for day-to-day living.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Modern mid-terraced 2-bedroom house in Liberton
- Bright accommodation arranged over two floors
- Entrance vestibule leading into the living room
- Generous front-facing living room with stair to upper floor
- Rear dining kitchen with modern fitted units and worktops
- Space for everyday dining within the kitchen
- Sliding doors opening directly to the private rear garden
- Two upper-floor bedrooms
- Upper-floor bathroom serving both bedrooms
- Private rear garden providing useful outdoor space
- Unrestricted on-street parking & an allocated parking space









Dining kitchen with modern units and worktops, with space for everyday dining






COOKING
RECIPE









360

Click here
for a virtual tour

RALPH SAYER
SOLICITORS & ESTATE AGENTS







Liberton

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh.

The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping.

Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings aånd Napier University.

Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Let us help you find your next
dream property!

RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

Zoopla.co.uk rightmove OnTheMarket.com

DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:	EPC Band:	Home Report Value:
D	D	£200000