McEwan Fraser Legal
Solicitors & Estate Agents

9/2 Murieston Road

DALRY, EDINBURGH, EH11 2JJ



An attractive ground-floor flat with a modern bathroom, underfloor heating and two private parking spaces, minutes from Edinburgh City Centre



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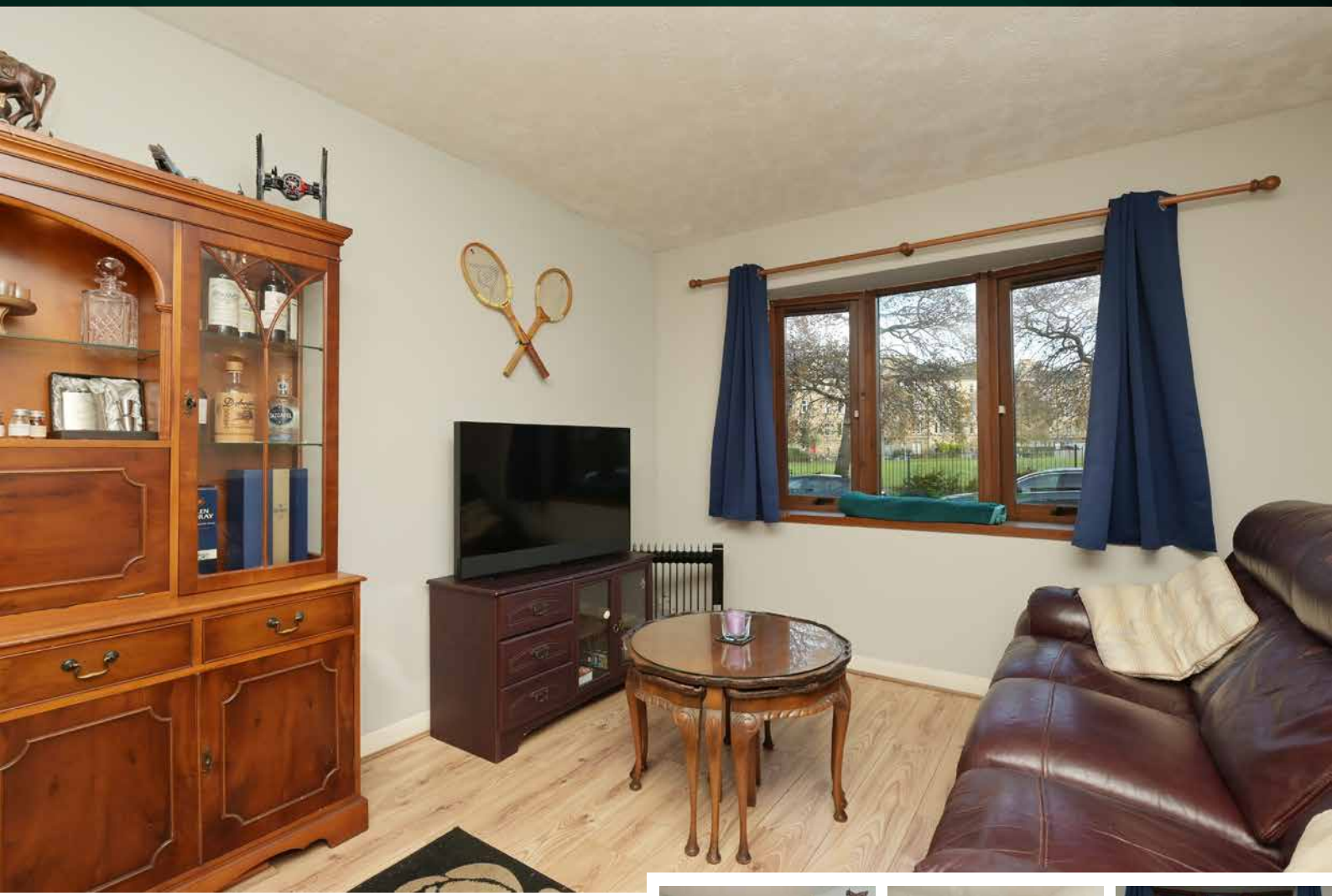
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McEwan Fraser Legal is delighted to present this attractive one-bedroom ground-floor flat, ideally positioned on Murieston Road in the popular Dalry area of Edinburgh. Offering well-proportioned accommodation, a modern bathroom, and the considerable advantage of private residents' parking, the property represents an excellent opportunity for first-time buyers, professionals, and buy-to-let investors seeking a conveniently located home within easy reach of Edinburgh city centre.

The accommodation is accessed via a welcoming entrance hallway, which benefits from the additional comfort of underfloor heating and provides access to the principal rooms. A useful storage cupboard offers valuable space for everyday essentials.

THE LIVING ROOM











The bright and generously proportioned living and dining room provides an excellent space for both relaxing and entertaining, with ample room to accommodate comfortable lounge furniture alongside a dining table. The separate kitchen is fitted with a range of wall and base units, providing practical storage and preparation space, together with room for the usual appliances.

THE KITCHEN



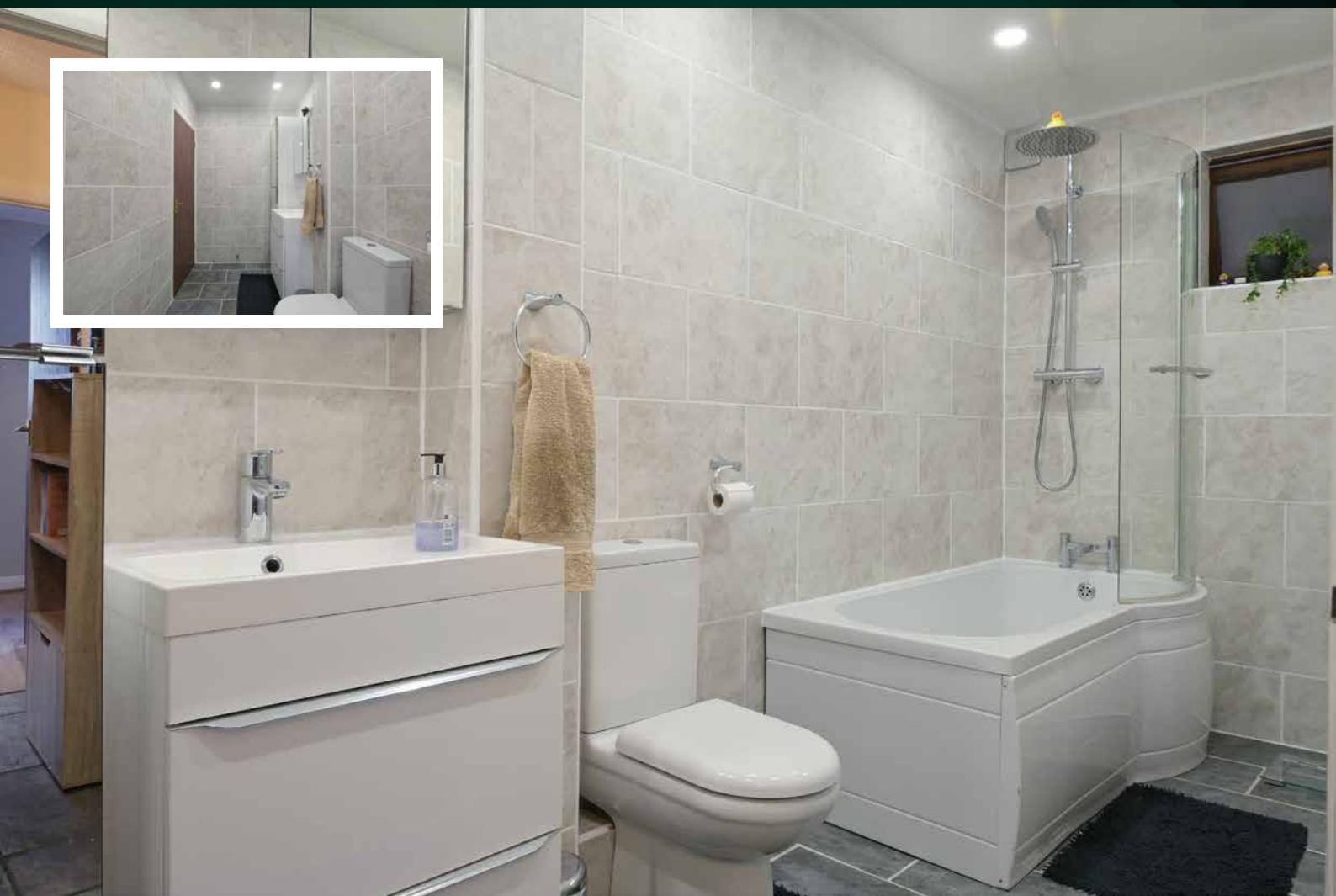






The double bedroom is another well-proportioned room, offering ample space for a double bed and additional bedroom furniture. Completing the accommodation is a modern bathroom, finished in a contemporary style and benefiting from underfloor heating, adding a welcome touch of comfort and luxury.

THE BATHROOM



THE BEDROOM





Further benefits include double glazing and electric heating. Externally, the property enjoys well-maintained communal grounds and the considerable advantage of two private residents' parking spaces, a particularly desirable feature in such a convenient central location.

EXTERNALS

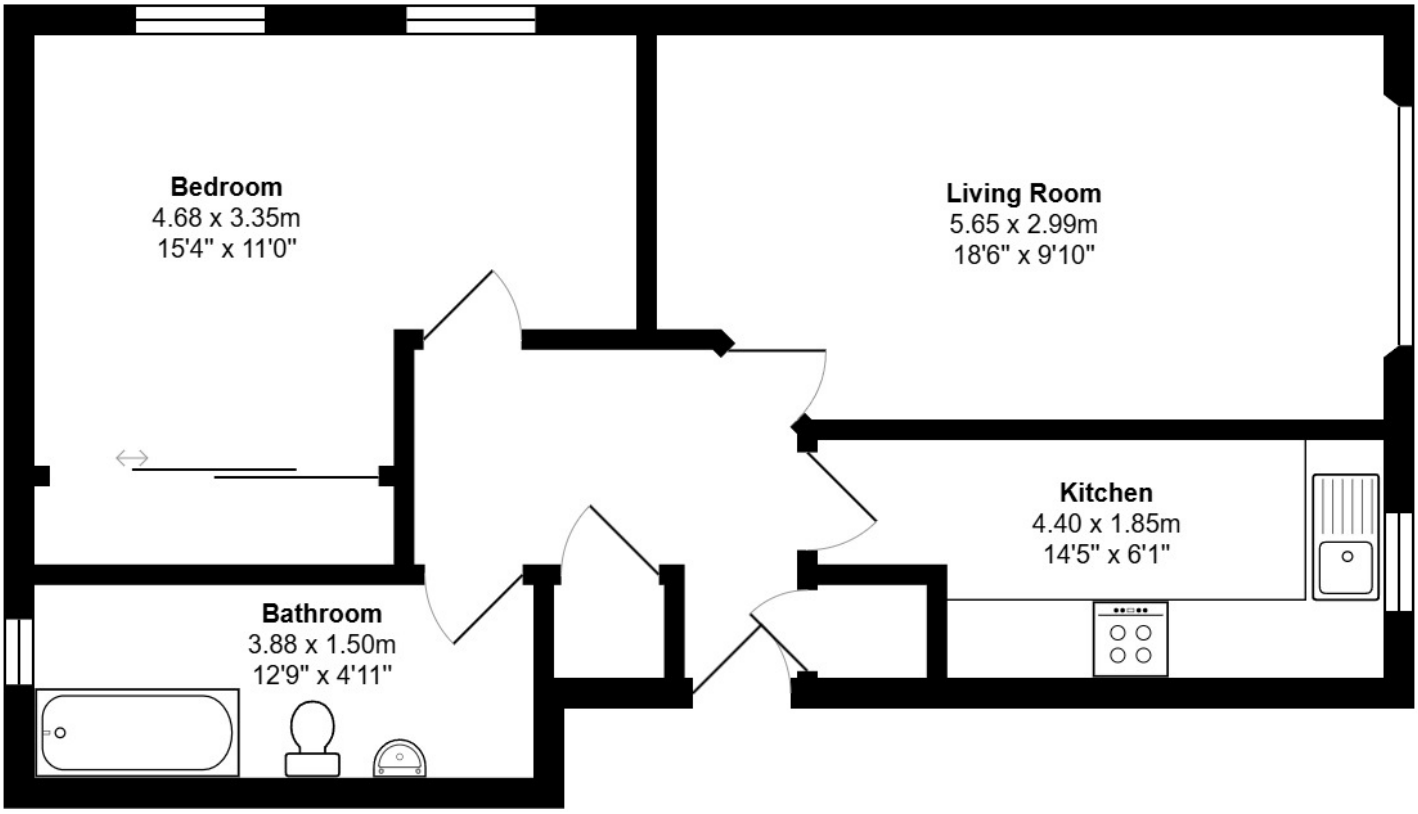




Murieston Road is ideally situated for enjoying the excellent range of shops, supermarkets, cafés, restaurants, and recreational facilities available throughout Dalry and neighbouring Gorgie. The nearby Fountain Park leisure complex, with its cinema, gym, restaurants, and entertainment facilities, adds to the area's appeal, while Haymarket Station and excellent public transport connections make commuting across Edinburgh and beyond straightforward.

Combining generous accommodation, modern comforts, a private parking space, and an exceptionally convenient location, this appealing flat is likely to attract considerable interest from a broad range of purchasers. Early viewing is highly recommended.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 55m^2 | EPC Rating: F



THE LOCATION

Situated in the popular and well-established Dalry district, Murieston Road lies just west of Edinburgh city centre, between Haymarket and Gorgie. The area is particularly attractive to young professionals, first-time buyers and investors, combining the convenience of city living with a strong range of local amenities, green spaces and transport links. Dalry Road is moments away and offers a lively mix of independent shops, cafés, restaurants, bars and everyday services, including a Tesco Express. Gorgie Road continues westwards with further amenities, including a large Sainsbury's supermarket. The fashionable West End and bustling Haymarket are within easy walking distance, with further dining, shopping and entertainment. Princes Street and the wider city centre are also readily accessible.









Murieston Park sits right on the doorstep. This enclosed community park has benches and a children's play area. Harrison Park and the picturesque Union Canal are a short walk away and are ideal for walking, running and cycling. The Water of Leith walkway is also close at hand. Dalry Swim Centre, one of Edinburgh's Victorian swimming baths, is just a few minutes away. Fountain Park is within comfortable walking distance and offers a Cineworld cinema with IMAX, a Nuffield Health gym, ten-pin bowling and a range of restaurants and bars. Sports fans will appreciate having Murrayfield Stadium nearby.

Haymarket Station is around a 10–15 minute walk away, with regular rail services across Scotland and beyond and tram connections to Edinburgh Airport and Newhaven. Frequent bus services run along Dalry Road into the city centre and surrounding areas. Edinburgh Napier University's Merchiston campus and the University of Edinburgh's central campus are both within walking distance. For drivers, the West Approach Road gives quick access out of town, and the city bypass and motorway network are within easy reach.

With its local amenities, green spaces on the doorstep and excellent connectivity, Dalry remains a highly desirable and convenient place to live. It offers all the benefits of Edinburgh city living within walking distance of the West End.







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