GILSONGRAY
LAW • PROPERTY • FINANCE



5/7 MURIESTON CRESCENT

Dalry, Edinburgh, EH11 2LG

1	1	1
Public Room	Bedrooms	Bathroom

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

5/7 MURIESTON CRESCENT

Well proportioned top floor apartment forming part of a traditional tenement block. The property is located in the popular district of Dalry which benefits from an excellent range of local amenities as well as immediate and direct access into the city centre.









D
EPC RATING

D
COUNCIL TAX BAND

VIEWING
By appointment only with Gilson Gray on
0131 516 5366

Features

Entered via a communal stair with secure entry phone system, the property comprises of:

- Welcoming hallway with access to all rooms
- Bright living room with Westerly aspect to front
- Box room accessed from living room
- Dining kitchen with pantry cupboard and a selection of floor and wall mounted units
- Appliances include, electric hob and oven, slimline dishwasher and fridge freezer
- Double bedroom with Westerly aspect to front
- Shower room
- Communal garden
- Permitted parking front















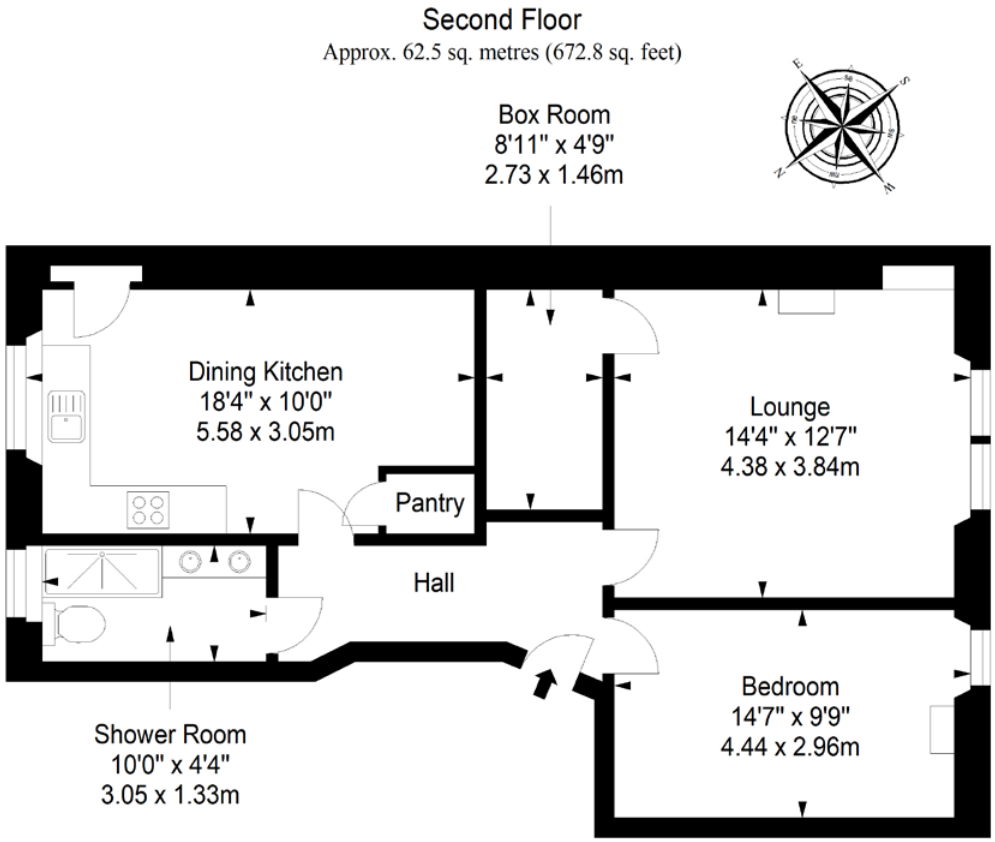
Extras: No guarantees to be given in respect of the forgoing appliances.





DALRY

Dalry, Edinburgh. Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service



Total area: approx. 62.5 sq. metres (672.8 sq. feet)

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