NEILSONS

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Offers Over

£220,000

12 Murrayburn Park

Wester Hailes | Edinburgh | EH14 2PX

A smartly presented four-bedroom terraced villa, ideally situated within Wester Hailes, close to an excellent range of local amenities and convenient transport links. Benefitting from private gardens to both the front and rear and presented true move-in condition, the property offers generous and versatile accommodation, making it a fantastic opportunity for growing families.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- Private gardens
- On-street parking
- EPC Band - C
- Council Tax Band - A



Description





The welcoming entrance hallway leads through to the bright and spacious front-facing lounge, which benefits from a useful storage cupboard. The lounge flows through to a separate rear-facing dining room, providing an excellent space for family meals and entertaining. The stylish, well-appointed kitchen is fitted with a range of units and includes a selection of integrated appliances, complemented by under-unit lighting. A ground-floor single bedroom offers excellent flexibility for use as a home office, study or guest room. Completing the downstairs accommodation is a convenient two-piece WC.

The first-floor landing provides access via a Ramsay ladder to the partially floored attic, offering additional storage space. There are three well-proportioned double bedrooms, all offering ample room for freestanding furniture, with bedroom three also benefiting from a useful built-in wardrobe. The contemporary main bathroom is fitted with a rainfall shower over the bath, a fully panelled surround, heated towel rail and an LED Bluetooth vanity mirror. A separate shower room, finished to a similarly modern standard, features a walk-in rainfall shower, fully panelled surround and a further LED Bluetooth vanity mirror.

Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys private garden space to both the front and rear. The front garden features artificial turf and an entrance pathway, while the rear garden is also laid with artificial turf, providing an attractive, low-maintenance outdoor space. Ample on-street parking is available to both the front and rear of the property, accommodating residents and visitors alike.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge-freezer, washing machine, dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.



Viewing

By appointment through Neilsons 0131 625 2222.





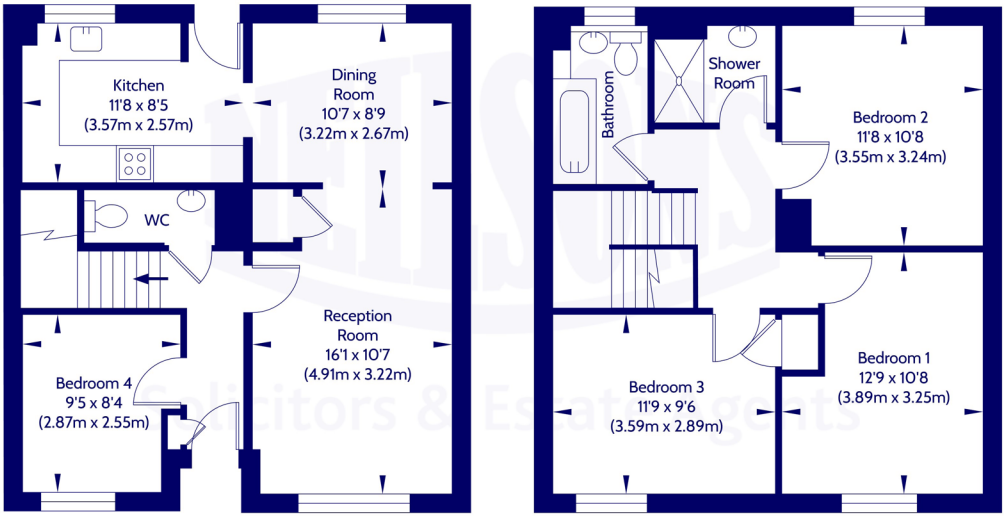
Location





Murrayburn Park forms part of the popular residential area of Wester Hailes, lying to the west of Edinburgh's City Centre. Westside Plaza & shopping centre is the main social and shopping hub of the area including a multi-screen cinema together with many shops and services serving every day needs including a Lidl supermarket. A large Sainsbury and Asda are both available in neighbouring districts with more extensive shopping available at the Gyle Shopping Centre and Hermiston Gait. Recreational facilities in the area include the Wester Hailes Education Centre which provides a large swimming pool. Edinburgh College, the Sighthill campus of Napier University and the main campus of Heriot-Watt University to the west, in Riccarton are all within easy reach and the area is well served by frequent public transport services with great bus links to the city centre and beyond, there is a train station at Wester Hailes offering quick access to the city centre and surrounding area and the City Bypass is only a short drive, providing direct access to the main Scottish Motorway network system.

Approx. Gross Internal Floor Area 103 Sq M / 1116 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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