



173 The Murrays, Edinburgh, EH17 8UN, Edinburgh, EH17 8UN, Liberton, Edinburgh South

New Fixed Price. Now £10,000 below home report valuation!!! Boyd Legal are delighted to present to the market this beautiful family home occupying an enviable corner plot ...

New Fixed Price. Now £10,000 below home report valuation!!! Boyd Legal are delighted to present to the market this beautiful family home occupying an enviable corner plot within a modern and well established residential development. The property is in good order throughout and comprises: entrance hall, cloaks/WC, a lounge with sliding doors out to the rear garden, dining room, family room/child's play room with doors out to the garden, a stylish fitted kitchen, a carpeted staircase leads to the upper level giving access to the master bedroom with en-suite shower, 3 further bedrooms and a family sized bathroom with white suite. The property benefits from gas central heating and double glazing. Externally there is a large, well maintained sunny south facing garden and a driveway to the front providing ample off-street parking. This property will appeal to a variety of buyers and viewing is highly recommended.

Location The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are only 3 miles south of the city centre of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep and it is well situated for the commuter offering easy access to the City Bypass. With a range of shops close by, including Straiton retail park and Cameron Toll Shopping Centre (with over 40 shops including a large supermarket) and more traditional shops in the older parts of Liberton itself (including a post office, bank, chemist and restaurant), 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. There are reputable state schools at primary and secondary level in Liberton itself, with various private schools a short drive away. The property is also ideally located for Edinburgh University's Kings Buildings and Napier University, close by. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdieshouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills, Pentland Hills Regional Park or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city and Swanston Golf Club at the foot of Allermuir Hill.

BASE INFORMATION:

Rooms	: 3
Bed	: 4