

1 The Murrays,
Liberton,
Edinburgh
EH17 8UD

cameron stephen
solicitors & estate agents



Fabulous, beautifully presented detached family home on the edge of a popular modern development

1 The Murrays,
Liberton





description

1 The Murrays is a beautifully presented, detached family home on the edge of a popular modern development. Offered for sale in move in condition, the flexible accommodation is ideal for anyone working from home. The accommodation comprises entrance hall, sitting room with feature wall mounted fire and patio doors to the conservatory, which in turn provides direct access to the rear garden. The breakfasting kitchen also has a door to the side of the house, and has been fitted with a good range of wall and base units, halogen hob, integrated microwave and American style fridge/freezer. The home office, would be equally suitable as a formal dining room or a family room/play room and a useful wc, which has been refitted and tiled completes the accommodation on the ground floor. A feature glass balustrade to the staircase provides access to the upper floor. The master bedroom has fitted wardrobes and an en suite shower room and there are two further double bedrooms with fitted wardrobes. The bathroom has been refitted and retiled with a modern 4 piece suite, including a slipper bath and corner shower cubicle and feature coloured glass tiles provide a wonderful splash of colour. There is also a double garage and an enclosed south-east facing garden completes the specification. Overall this is an exceptional family home which should be viewed to be fully appreciated.

accommodation

- Entrance hall
- Sitting room
- Conservatory
- Breakfasting kitchen
- Home office/dining room/family room
- Master bedroom with fitted wardrobes & en suite shower
- Two further double bedrooms with fitted wardrobes
- Family bathroom
- WC
- Double garage



additional information

- Home Report Value: £330,000
- EPC Rating: C
- Items to be included in the price: Kitchen appliances, including the fridge/freezer, sofa in the conservatory, desk and fitted cupboards in the study.



the locality

Liberton is a popular area of the City just four miles south of the City Centre. There is a good choice of shopping facilities and services locally, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park which includes a Marks and Spencer and a large Sainsbury super market, within a short drive. Schooling, from nursery through to senior level is also available locally and the property is ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the City Centre and the surrounding areas and the city by-pass is immediately on hand, ensuring easy access to other parts of the City, Edinburgh Airport and the central motorway network.

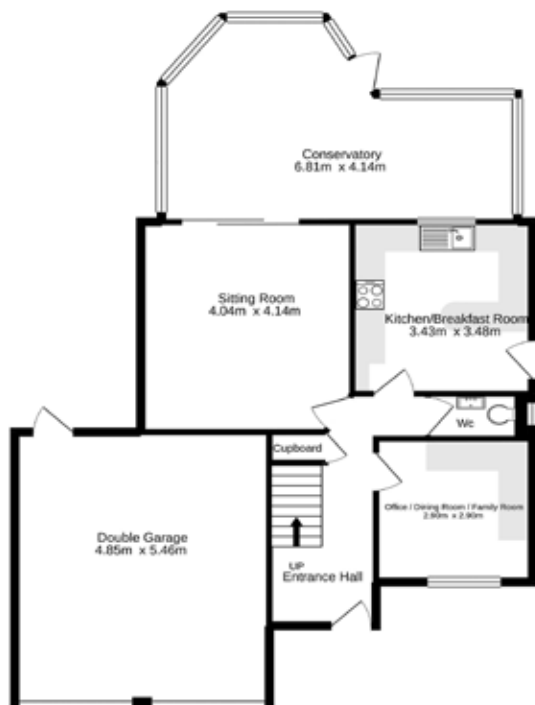
features

- Flexible accommodation
- Enclosed garden
- Double garage



asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234



TOTAL FLOOR AREA: 116.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



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