

MURRAYBURN

17/6 Murrayburn Park EH14 2PD



FIXED PRICE £90,000

- Immaculately presented, second floor flat.
- Recently fitted kitchen and bathroom.
- Accommodation comprises:- hall, living room with open views to Pentlands, two good sized double bedrooms, large dining kitchen and bathroom with shower.
- Full double glazing.
- Gas central heating.
- New, natural wood internal doors.
- Ample free parking.

VIEWING

Thursdays 6.30pm-8pm Sundays 2pm-4pm

HALL

Provides access to all accommodation through new doors in natural wood. Central ceiling light with three bulb fitting and two twin wall light fittings. Two central heating radiators. Two single power points. Deep shelved cupboard. Laminate wood floor.

LIVING ROOM 15'10" x 10'7"

Good sized living room with open outlook to south with view to Pentlands. Ceiling light with three bulb fitting. Plain coving. Cable connection. Central heating radiator. Two double and two single power points. Curtains and blinds. Fitted carpet.

KITCHEN 12'1" x 10'4"



Beautiful, recently fitted kitchen with window with outlook to Corstorphine Hill. Ample base and wall units with light wood finish with brushed steel fittings. Gas hob and electric oven in brushed steel with hood over. Tiled splashbacks and granite effect worktops. One and half bowl stainless steel sink and drainer with mixer taps. Integral dishwasher, washing machine, fridge and freezer included. Cupboard housing combi boiler. Ceiling coving. Triple ceiling light. Central heating radiator. Breakfast bar with space for breakfast/dining. Two double and one single power points and upper level plus dedicated points. Laminate, tile effect floor.

BEDROOM 1 11'10" x 10'7"



Large double bedroom with window again with view to Corstorphine Hill. Bracket for wall mounted television and power point. Central heating radiator. Two double power points. Plain coving. Triple ceiling light. Laminate wood floor.

BEDROOM 2 11'1" x 10'9"

Further, well proportioned double bedroom with window to south with view to Pentland Hills. Central heating radiator. One double and one single power points. Fitted carpet.

STUDY 7'8" x 6'10"

Internal room presently used as a study. Internet connection. Power point. Gas and electricity meters and fuse board. Central ceiling light. Laminate wood floor.

BATHROOM 6'5" x 6'1"



Luxury, recently fitted bathroom with three piece white suite with chrome fittings. Fully tiled on three walls to ceiling level. Three recessed chrome halogen spotlights. Window to west. Shelf. Shower from combi boiler. Ceramic tiled floor.

EXTERNAL

Shared private drying area (shared with one other flat) accessed from common stair. Ample unrestricted parking and grassed open space.

EXTRAS

All fitted carpets, blinds and curtains together with the integral dishwasher, washing machine, fridge and freezer.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

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