

LIBERTON

234 The Murrays Brae, Edinburgh EH17 8UL



FIXED PRICE £139,995

- Home Report Valuation £150,000
- Modern mid terraced villa quietly situated in established residential estate.
- Open aspect to front and views extending from Hillend Ski Slope across to Arthur's Seat to rear
- Entrance vestibule, living room, recently fitted kitchen, two double bedrooms and bathroom with shower.
- Electric white meter heating
- Double glazing
- Resident's and visitor's parking
- Private garden to front and enclosed private garden to rear

VIEWING:

Sundays 2.00 - 4.00 pm or telephone

07828 447 356

Recently upgraded, mid terraced villa, quietly situated in established, popular residential estate to the south of the city, close to good local shopping facilities with additional specialized shopping at both Straiton and Cameron Toll. Local leisure including swimming pool and full gym facilities are available at Gracemount and good local schools from nursery to senior level can be found close by. There is an excellent bus service to the city centre and easy access to the bypass for the M8/M9. The property benefits from an open outlook to the front and has good views stretching from the Pentland Hills across to Arthur's Seat to the rear. A new kitchen has been recently fitted, the bathroom has been upgraded and the decoration is fresh and attractive. The accommodation in more detail comprises:

ENTRANCE VESTIBULE

Accessed by wooden door with two double glazed panels. Ceiling light. Cupboard housing electricity meter. Laminate wood floor.

LIVING ROOM 15'7" x 11'10"

Well proportioned living room with window to front with wooden venetian blind. Twin ceiling lights. Two white meter storage heaters. Understair cupboard. Three double and one single power points. Telephone point. TV aerial point & Sky connection. Laminate wood floor. Mains operated smoke detector.

DINING KITCHEN 11'8" x 9'6"

Modern, recently fitted kitchen with dining area with window and patio doors to rear.

Kitchen Area

Ample floor and wall units with Birch finish and brushed metal handles. Stainless steel sink and drainer with mixer tap. Under unit lighting. Triple ceiling light. Tiled splash backs. Halogen hob and electric oven. Stainless steel recycling hood with carbon filter and light. Space for fridge, freezer and automatic washing machine (all included in sale). Two double power points at upper level plus dedicated points. Control for programmable water heater with boost facility. Tile effect vinyl floor.

Dining area

Separate dining area with patio doors opening to rear garden. Double power point. Ceiling light. Storage heater. Tile effect vinyl floor.

STAIR AND LANDING

Carpeted stair from living room leads up to the landing at first floor level. Wooden banister. Single power point. Ceiling light. Mains operated smoke detector. Hatch to attic.

BEDROOM 1 11'10" x 9'8"

Good sized double bedroom to rear of property, having an open outlook with views to the Pentland Hills and Arthurs Seat. Centre ceiling light. Wooden curtain rail and curtains. Two double power points. Convector heater. Fitted carpet.

BEDROOM 2 11'10" x 7'8" widening to 8'4"

Further double bedroom, this time to the front of the property and with twin windows, wooden curtain rail and curtains. Two double power points. Convector wall heater. Central ceiling light. Telephone point. Fitted carpet.

BATHROOM 8'10" x 4'8"

Large bathroom with three piece white suite with chrome fittings. Glass shelf above sink. Splashback tiling. Shower connected to mains water. Two deep storage cupboards one of which is shelved. Larger cupboard contains hot water tank. Central ceiling light. Extractor fan. Convector wall heater. Tiled to ceiling level around shower. Glass shower screen. Vinyl floor covering.

ATTIC

Insulated attic accessed by Ramsay style ladder providing ample storage space. Light.

EXTERNALLY

Garden to front with low maintenance heathers, shrubs and stone chips. Allocated and visitor parking areas. Patio doors from kitchen with steps leading to patio/seating area and lawn, fully enclosed and stocked with perennials and shrubs. North facing garden with excellent afternoon/evening sun. Fence and garden shed. External light.

EXTRAS

Fitted carpets, fridge, separate freezer and automatic washing machine.



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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