



5/3 Murieston Place,  
Dalry, Edinburgh, EH11 2LT



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# 5/3

Murieston Place, Dalry

Easily manageable Ground Floor Flat which forms part of a traditional tenement overlooking the park to the front.

- Entrance hall
- Open plan lounge/kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private garden to the front
- Well kept communal rear garden
- Residents' permit parking

Home Report: £200,000

EPC Rating: C



The flat is entered off a shared stairway with security entryphone system and comprises reception hall, lounge/open plan fitted kitchen, two bedrooms and bathroom with shower.

It enjoys the benefit of gas central heating with a combination boiler, double glazed windows, an area of private garden ground to the front, the use of a well kept area of sunny, shared garden ground to the rear and residents permit parking on Murieston Place itself.

It is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional couple, investor or down-sizer and early viewing is highly recommended.

Extras: to include all fitted carpets and fitted floor coverings, curtains, electric cooker, cooker hood, dishwasher, washing machine, fridge, fridge/freezer, microwave, wardrobe and the shed within the front garden.

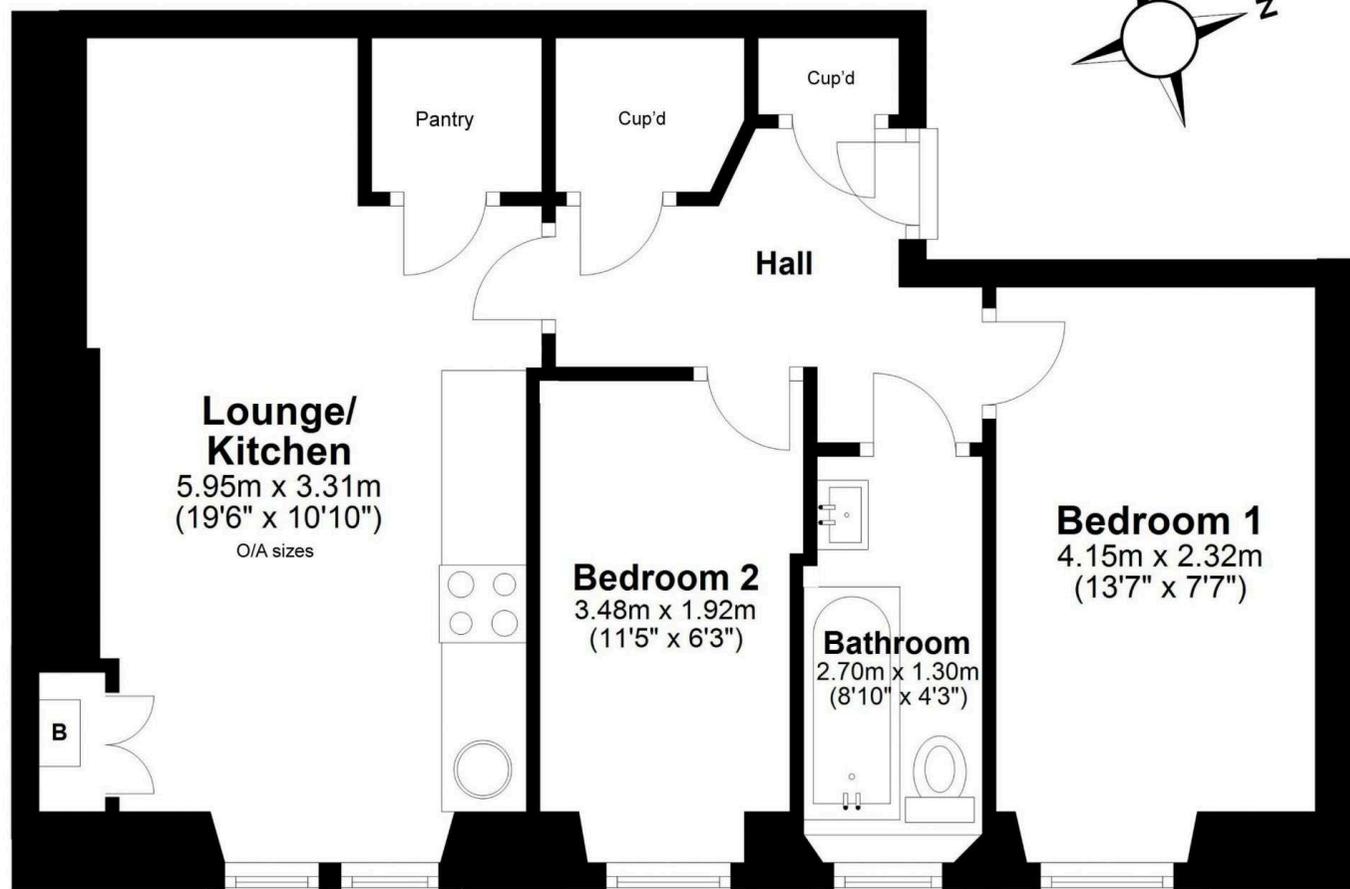
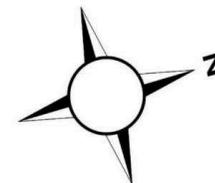


The popular Dalry district is located just to the west of Edinburgh City Centre, close to the West End and Haymarket.

The area boasts a bustling main street lined with eateries, coffee houses, shops, supermarkets and services outlets. There is wide choice of leisure facilities and excellent public transport links provide easy access around the city by bus or tram while nearby Haymarket Station provides excellent rail links throughout Scotland and beyond.

The area also benefits from good state schooling at primary and secondary level.

## Ground Floor



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[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

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