



225 The Murrays  
Liberton, Edinburgh, EH17 8UN



VMH SOLICITORS



# 225

## The Murrays

Generously proportioned executive detached villa which offers flexible family accommodation in this modern yet mature residential development

- Beautiful family home in sought-after development
- Welcoming hall with storage and WC
- Generous sitting room
- Kitchen/breakfast room w/garden access & utility
- Dining room w/patio doors to the garden
- Upper landing w/storage
- Master bedroom w/built-in storage & en-suite shower room
- Three further bedrooms
- Four-piece family bathroom
- Lovely private south-facing garden
- Double garage & driveway

Home Report: £410,000

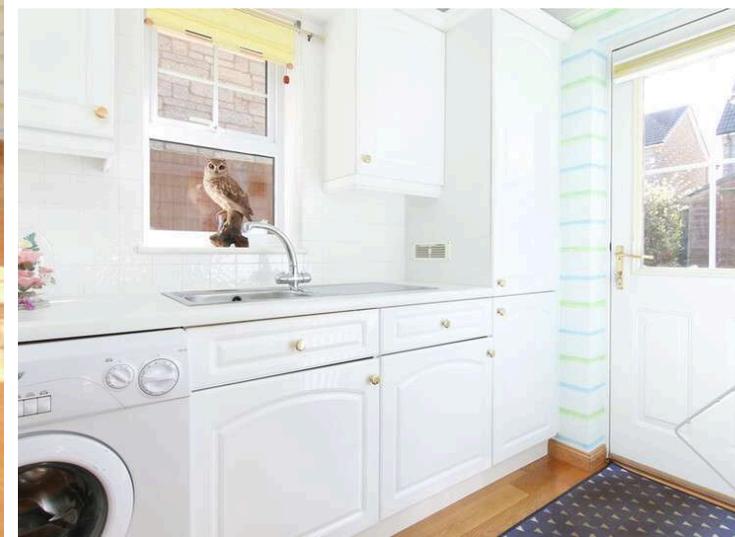
EPC Rating: C



We are pleased to offer for sale this generously proportioned executive detached villa which offers flexible family accommodation in this modern yet mature residential development to the south of the city centre. Convenient for easy access to the city bypass and an excellent range of local amenities and facilities, this property is the perfect family home.

The accommodation comprises reception hall, sitting room leading to the dining room, fitted kitchen/breakfast room, utility room, and cloakroom WC,. Upstairs is the master bedroom with en-suite shower room, three further bedrooms and four-piece family bathroom with separate shower cubicle.

There are mature and easily manageable areas of private garden ground to the front and rear of the building, with the south-facing rear garden enjoying a good measure of privacy and seclusion and a flood of natural light. A double driveway to the front affords off-street parking and leads to an integral double garage.





The suburb of Liberton offers a village atmosphere, yet is only situated three miles south of the City Centre of Edinburgh. The property is well situated for the commuter and offers easy access to the City Bypass and motorway.

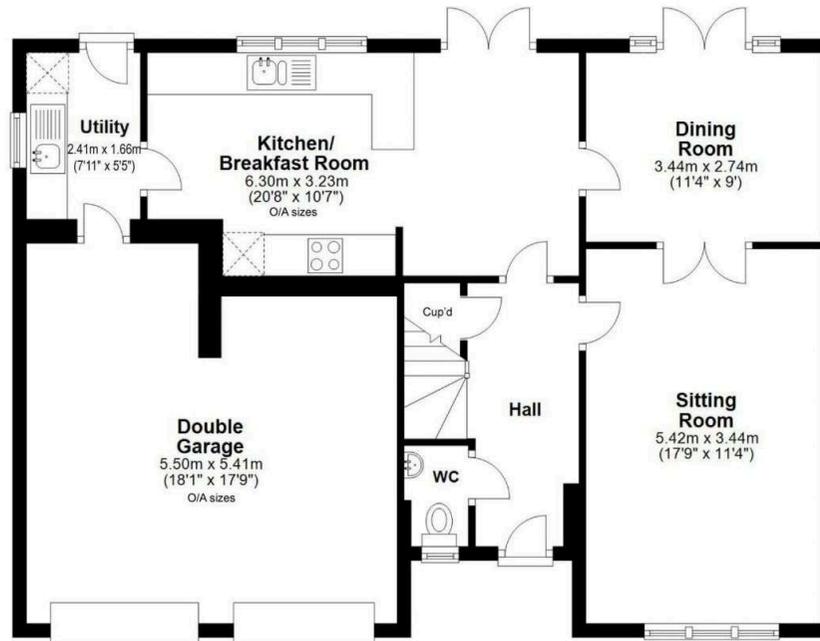
Liberton enjoys frequent bus services to the City Centre and surrounding areas and there is a range of shops close by, including Straiton Retail Park, Cameron Toll Shopping Centre and more traditional shops in Liberton itself, including a post office, bank, chemist and restaurant.

The property is within catchment of reputable state schools at primary and secondary level and various private schools are within easy reach. Liberton is also ideally located for Edinburgh University King's Buildings and Napier University.

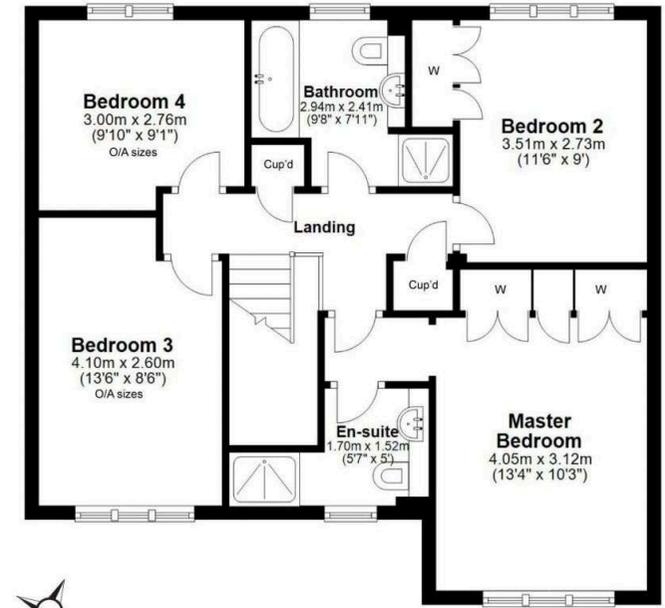




Extras: To include all fitted floor coverings and fitted carpets; curtains & blinds; oven; hob; cooker hood; dishwasher; fridge, freezer; washing machine; and light fixtures with the exception of those within the master bedroom and bedroom 3.



Ground Floor



First Floor



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