



121/4 CORSTORPHINE ROAD

Murrayfield, Edinburgh, EH12 5PZ



2
Public Room



2
Bedrooms



1
Bathroom

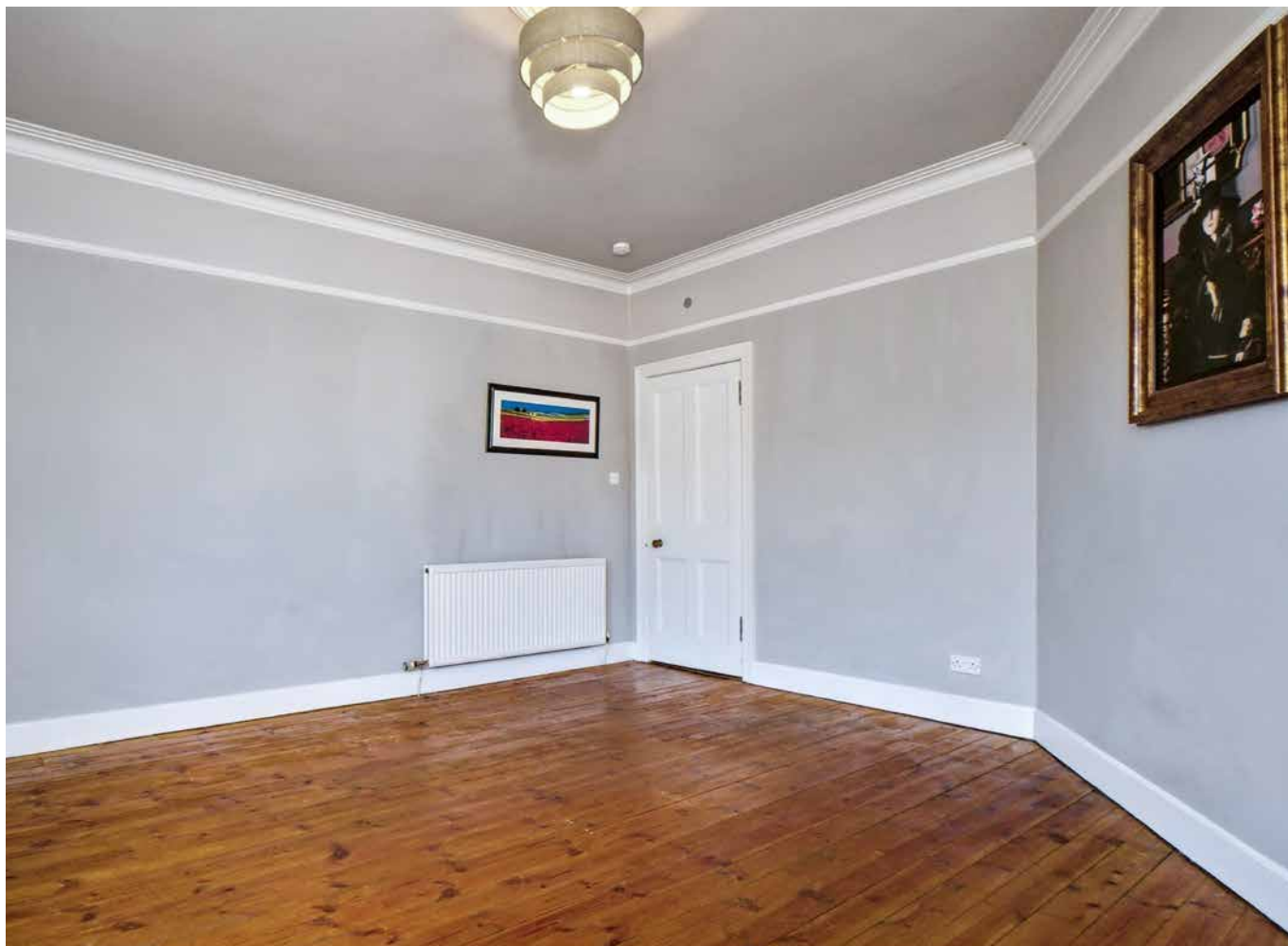


121/4 CORSTORPHINE ROAD

Welcome to a two-bedroom second-floor flat that offers the lovely combination of traditional charm and well-presented interiors that are sympathetic to the home's historic character. Benefitting from period architecture, it features large rooms with high ceilings ensuring lots of space, as well as a bright and airy ambience. It offers versatility to meet the needs of a variety of lifestyles, and it also has a quality kitchen, a floored loft, extensive storage throughout and a shower room. Furthermore, the flat benefits from a private garden area too.

Situated in prestigious Murrayfield, the property also has a highly desirable setting in the capital that will be very popular with city professionals, as well as couples and first-time buyers. A convenience store and regular bus links are just a stone's throw away, and the heart of the city centre can be reached in under 10 minutes, whether by car or bus. Murrayfield Stadium is also within easy reach, along with idyllic green spaces, including Corstorphine Hill, Roseburn Public Park, and Carrick Knowe Golf Course.







EPC
RATING



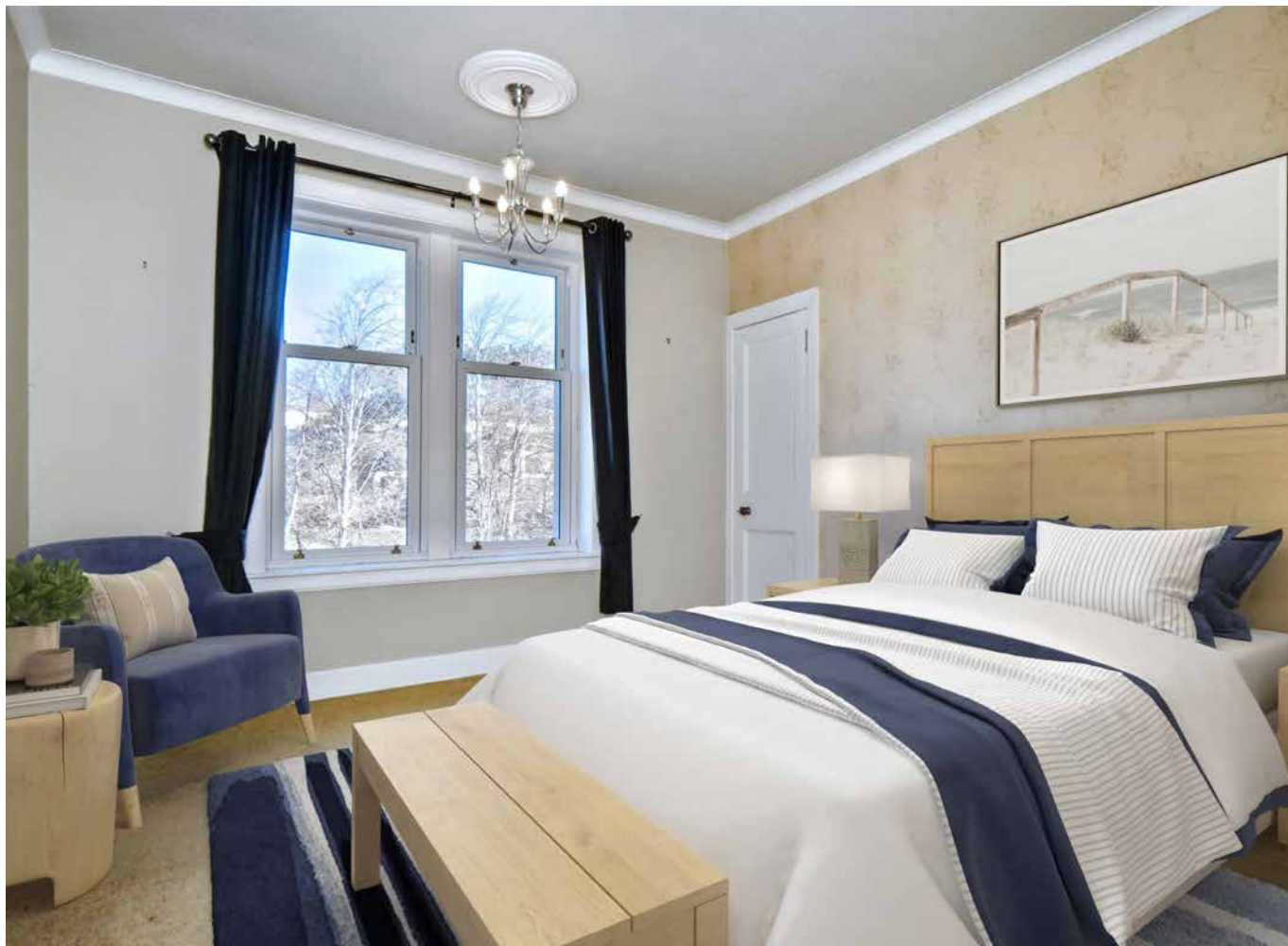
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A large second-floor flat in Murrayfield
- Part of a traditional building
- Highly sought-after and convenient location
- Well-presented interiors with period details
- Elevated views to the Pentland Hills
- Secure telephone entry system
- Naturally-lit hall with generous storage
- Living room with bay window and log burner
- Large dining kitchen with adjacent utility room
- Two spacious and airy double bedrooms
- Versatile floored loft space
- Ample storage throughout
- Modern shower room with three-piece suite
- Private garden area with a lawn and a shed
- On-street parking in the area





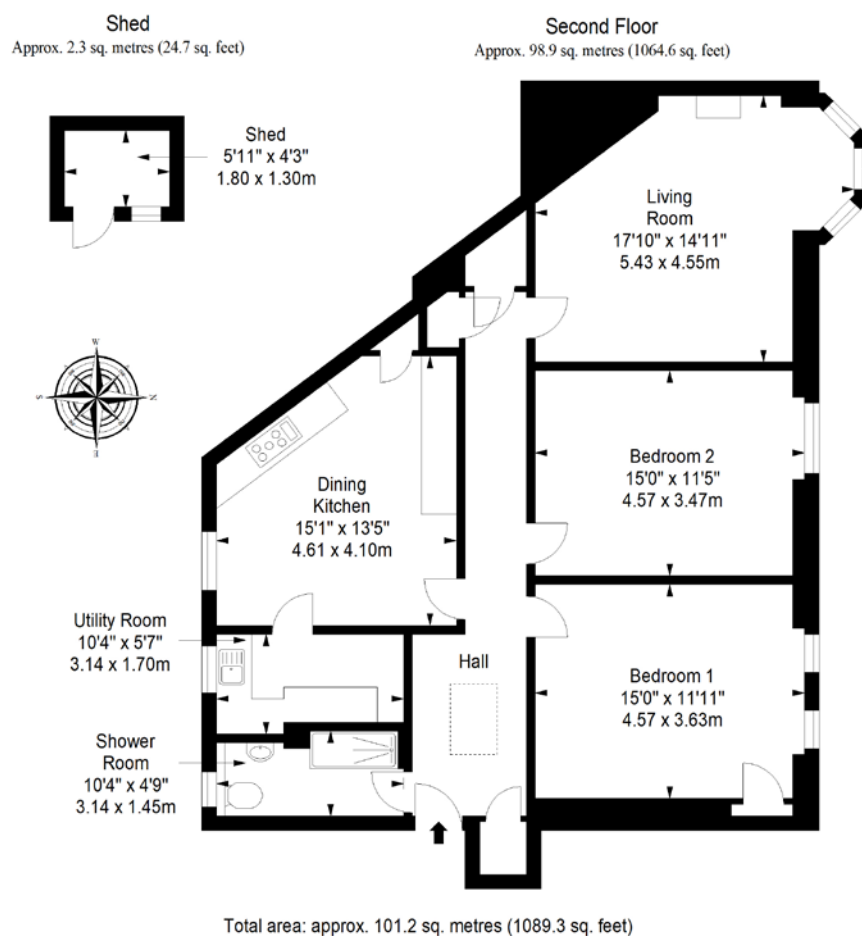
Extras: gas range cooker, fridge/freezer, dishwasher, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Please note, some images are virtually staged for illustration purposes.



MURRAYFIELD, EDINBURGH

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.



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