



Deans Properties

Deans Solicitors and Estate Agents LLP



28 Riversdale Crescent
Murrayfield, EH12 5QT



END TERRACED VILLA

- Living Room/ Dining Room
- Kitchen
- Conservatory
- Four Bedrooms
- Two En-suites
- Bathroom
- Two Floored Attic Spaces
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway
- EPC Band - C



Situated within a quiet residential area, this light and airy extended end terraced villa is located within the prestigious location of Murrayfield a stone's throw from Murrayfield Stadium. The property is close to local day to day requirements with further specialised shopping available at the Gyle Shopping Centre and Craighleith Retail Park. The tram network is within easy reach providing quick and easy access to the City Centre and Edinburgh Airport. The well laid out accommodation would make an ideal family home and comprises; entrance vestibule, welcoming hallway, bright bow windowed sitting room with feature fireplace, fitted kitchen with door to conservatory pleasantly overlooking the rear garden, double bedroom with en-suite bathroom. Upstairs leads to a master bedroom with en-suite shower room with balcony providing views towards Edinburgh Castle, two further double bedrooms and family bathroom. There are well established private gardens to the front with the rear being fully enclosed and driveway providing off-street parking. The property benefits from gas central heating, double glazing and has access to two separate floored attic spaces providing additional storage space. Included in the sale are the curtains, cooker, oven, hob, hood, and lightshades. The appliances included are sold as seen with no warranty provided.

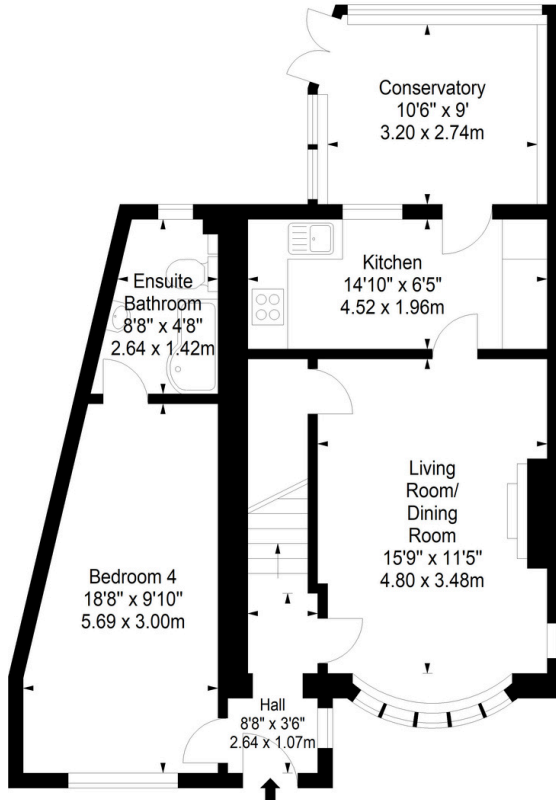




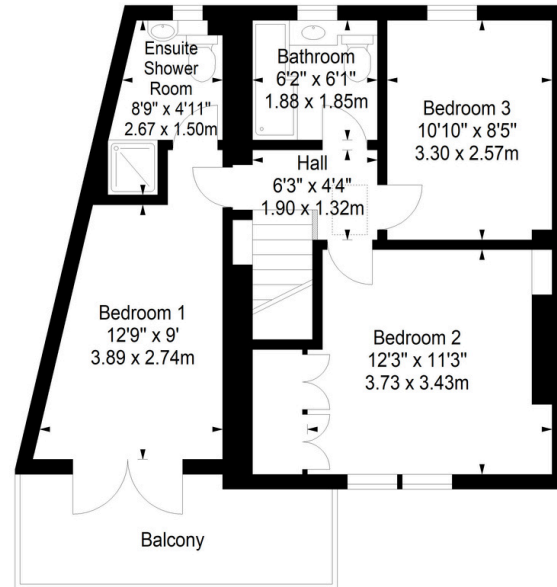
**Riversdale Crescent,
Edinburgh,
Midlothian, EH12 5QT**



Approx. Gross Internal Area
1262 Sq Ft - 117.24 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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