



SIMPSON & MARWICK

39 Murrayfield Gardens

Murrayfield, EH12 6DH

simpsonmarwick.com

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An attractive and spacious 5 bedroom terraced house with private gardens

- Much sought after residential area
- South-west facing private rear garden
- Sitting room
- Dining / family room
- Kitchen
- 4 double bedrooms and bedroom 5 / study
- Bathroom and shower room
- Utility room in large basement
- Gas central heating and partial double glazing
- Priority permit and unrestricted on street parking

Description

39 Murrayfield Gardens is an attractive 5 bedroom Victorian terraced house situated on a quiet residential street in the highly desirable area of Murrayfield. The area is a particularly popular and convenient location given its close proximity to a number of excellent schools and the City Centre. Internally the property boasts bright, generously-proportioned and flexible accommodation which is complimented by attractive period features. To the rear of the house is a delightful, fully enclosed, south-west facing rear garden with raised deck area. There is a substantial basement, which is the size of the entire footprint of the house and with a good head height throughout.



Location

Murrayfield is located to the west of the city centre and is one of Edinburgh's most admired residential areas. It is conveniently located for the West End, the city centre and Haymarket Station. There is excellent local shopping in nearby Roseburn just around the corner, and a large Sainsbury's Supermarket and a Marks & Spencer Food Hall at Craigmile Retail Park, a few minutes' drive away. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts, Murrayfield Ice Rink and access to walks along the Water of Leith. For rugby followers the renowned Murrayfield Stadium is within walking distance. The area is well placed for ease of access to the City bypass, Edinburgh International Airport and all central Scotland's motorway links. There are excellent schools in both the state and private sectors in the area.

Fixtures and Fittings

All fitted carpets, curtains, blinds and light fittings are included in the sale price as are the cooker, fridge/freezer, dishwasher, washing machine and tumble dryer.

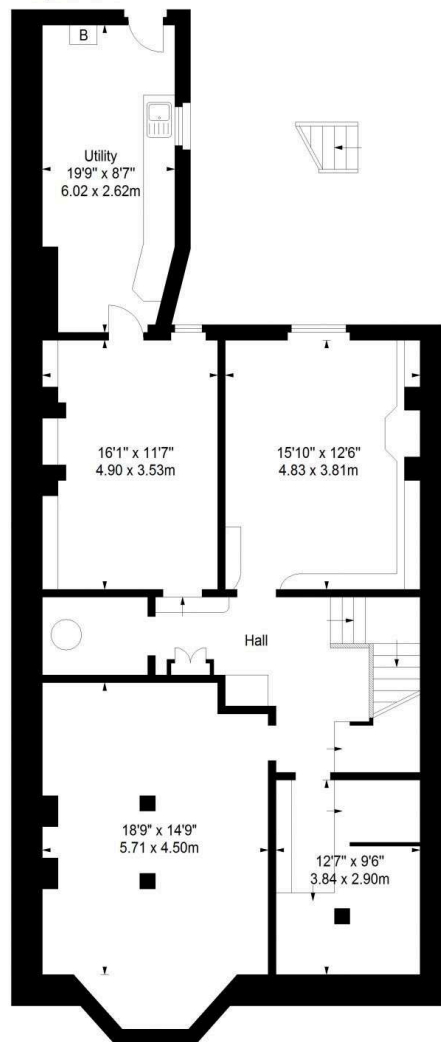
EPC Rating E

Home Report

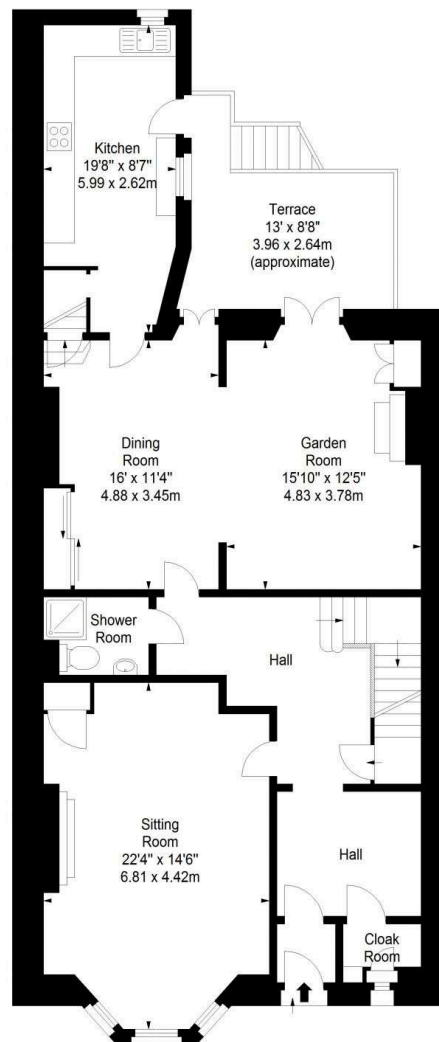
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



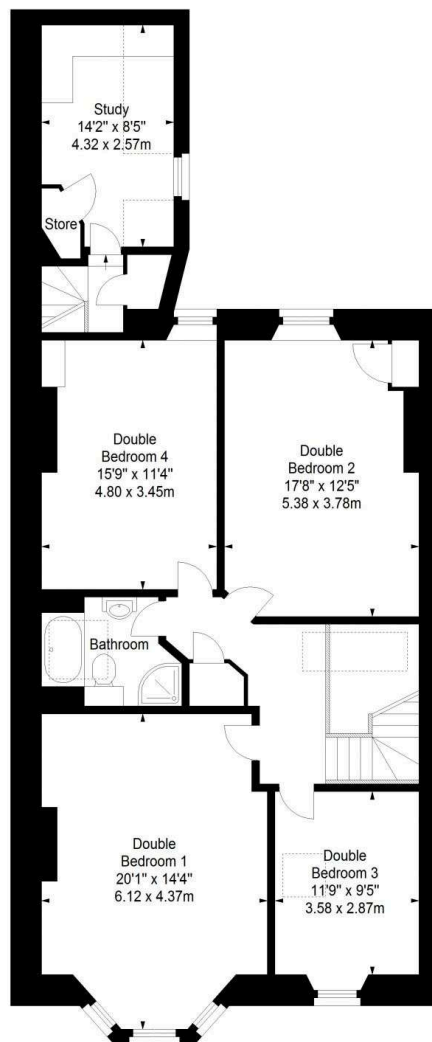
Approx. Gross Internal Area
3562 Sq Ft - 330.91 Sq M
For identification only. Not to scale.
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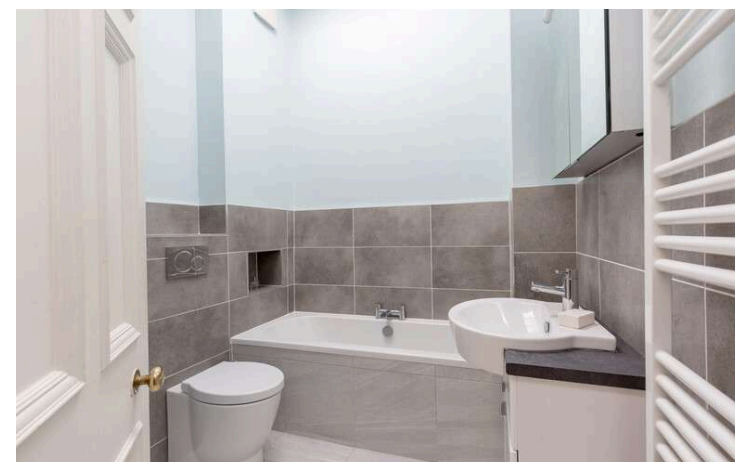
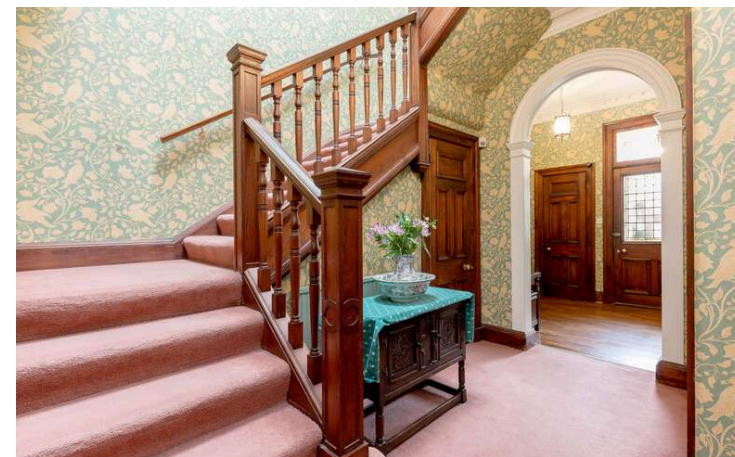
Lower Ground Floor



Ground Floor



First Floor



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.