

30/2 Murrayfield Avenue, Murrayfield, Edinburgh, EH12 6AX



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Description

Positioned on tree-lined Murrayfield Avenue and within 15 minutes' walk of the prestigious West End, the classic terraced Victorian townhouse conversion instantly impresses with its exquisite masonry, crowstepped gables and magnificent shared entrance. Occupying the first-floor, this exceptionally spacious drawing room flat is the epitome of period elegance and modern luxury. Falling within the exclusive Coltbridge and Wester Coates conservation area, the C-listed property boasts the opulent proportions and natural light synonymous with the era, plus a wealth of original features, which are sympathetically enhanced by heritage inspired décor and contemporary kitchen and bathroom design.

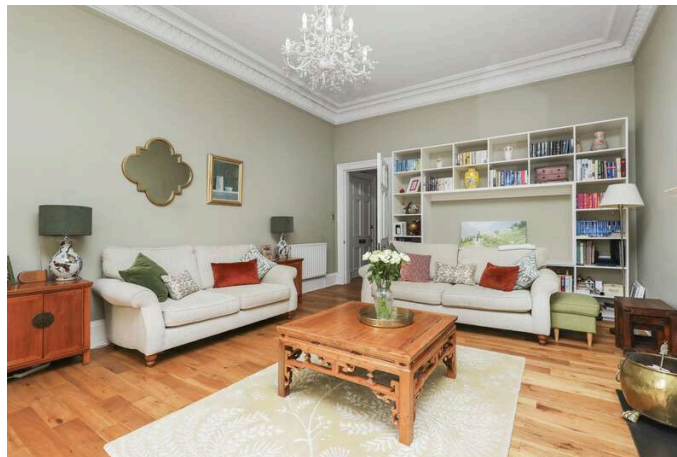
Features

- C-listed townhouse conversion
- Magnificent shared entrance
- Hall with a storage cupboard
- Spectacular living/dining room with wide bay window, living-flame gas fire and benefits from bespoke cabinetry
- Well equipped, classic-contemporary kitchen
- Two double bedrooms with sunny south-west facing aspect
- Practical walk-in wardrobe
- Luxurious bathroom
- Controlled parking (Zone B9)
- Sash windows and shutters
- Gas-fired central heating

Extras

The oven, hob, cooker hood, dishwasher and fridge/freezer are included.

EPC Rating: C

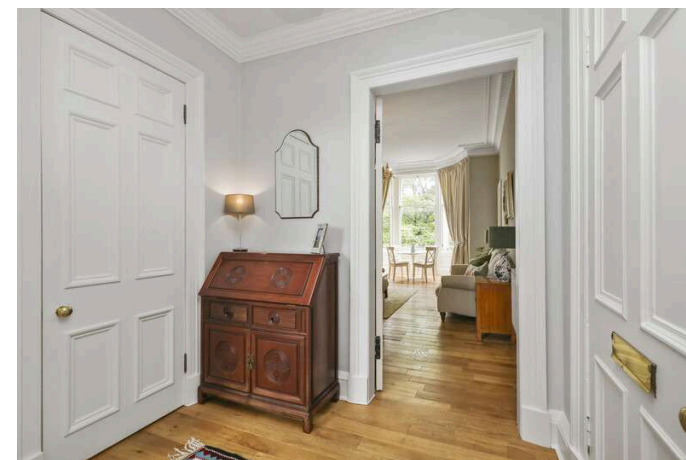
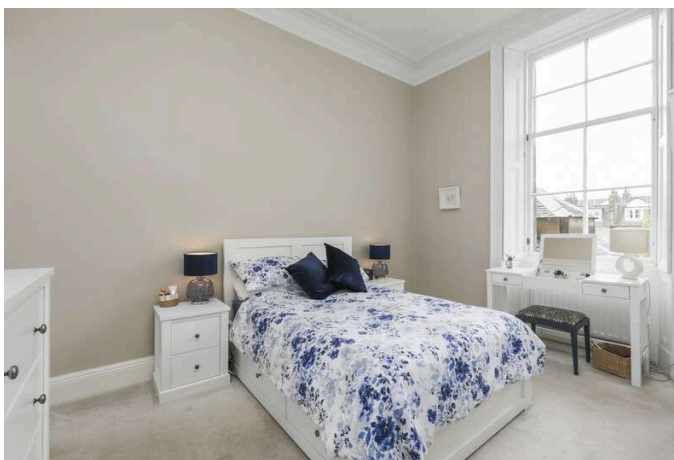


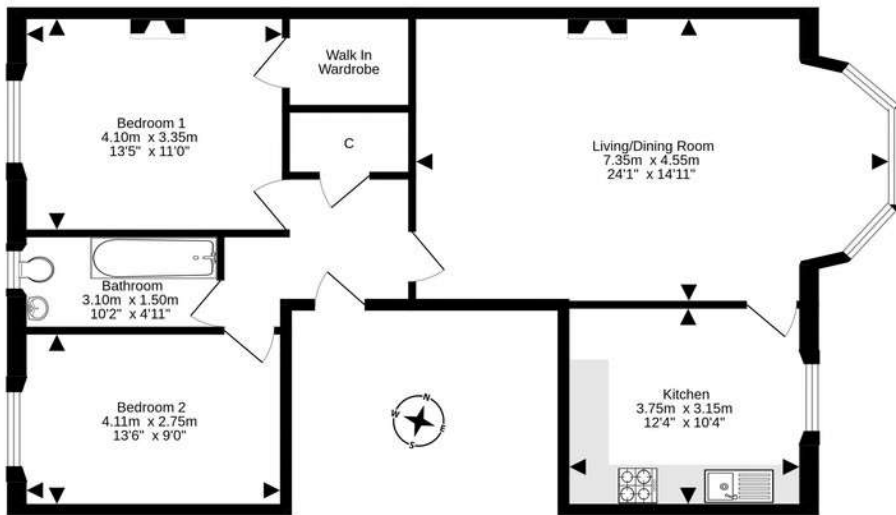
Location

Murrayfield is a prestigious and most desirable residential district situated approximately two miles west of the City Centre, offering an abundance of amenities close by. There are a number of local shops and mini supermarkets a few minutes walk away at Roseburn. More extensive shopping including Sainsbury's, Marks and Spencer and Boots is available at Craighleith Retail Park and the fashionable district of Stockbridge and all its trendy cafes are also close by. There is a regular bus service from Roseburn to the City Centre and also westwards through Corstorphine to Edinburgh Airport. The tram is a short walk away and Haymarket railway station is also within easy reach. For commuting, the City Bypass and the M8/ M9 motorways are easily accessible. Leisure pursuits are well catered for. Corstorphine Hill is close by as are a number of private and public golf courses and tennis clubs. Pleasant walks can be taken along the Water of Leith. Further leisure opportunities include Edinburgh Zoo, Murrayfield Ice and Curling Rinks, Murrayfield Rugby Stadium and numerous art galleries.

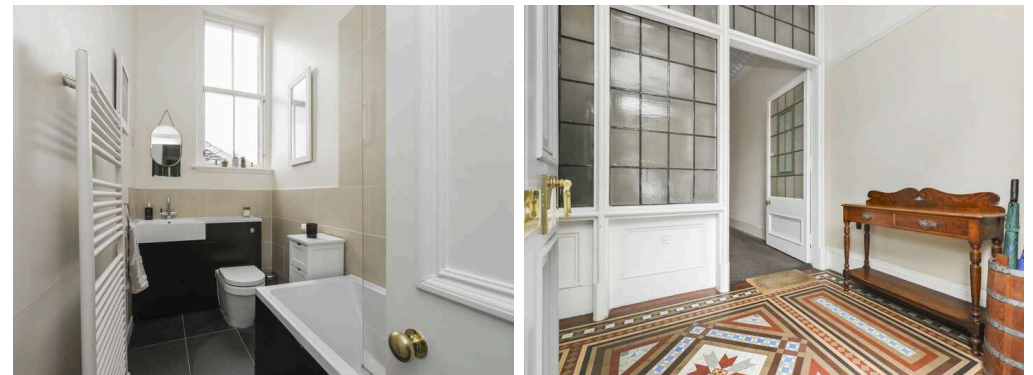
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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