

10/4 WESTERN PLACE  
MURRAYFIELD, EDINBURGH, EH12 5QA

CURRAN & CO  
PROPERTY





10/4 WESTERN PLACE  
MURRAYFIELD, EDINBURGH, EH12 5QA

OFFERS OVER £310,000



'10/4 Western Place is a beautifully presented top floor flat which forms part of a traditional tenement building and has been finished to a high standard throughout'

- Spacious Living Room
- Dining Room & Separate Kitchen
- Two Double Bedrooms
- Family-sized Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- Unrestricted Street Parking
- Move-in Condition Throughout



#### Description

Forming part of a traditional Edinburgh tenement building in sought after Murrayfield, 10/4 Western Place is a beautifully presented two bedroom top floor flat which has been finished to an exceptionally high standard throughout.

Entered through a well-maintained communal stair via the secure door entry system, the accommodation comprises: bright and welcoming entrance hall with cupola and three storage cupboards, one of which is a utility cupboard; spacious living room with bay window showcasing the pleasant views, shelved Edinburgh press and deep storage cupboard; expansive dining room; modern, well-equipped

kitchen with integrated Neff oven, stainless steel gas hob, extractor hood and dishwasher; double bedroom one with shelved press; double bedroom 2 with hatch and ladder access to the generous loft space; and stylish family-sized bathroom with shower over the bath and fitted storage.

Further benefits of this property include gas central heating via an efficient combi boiler and double glazing throughout.

Externally there is a sizeable shared rear garden which is laid to lawn with mature borders and clothes drying lines. To the front of the property there is unrestricted street parking.

#### Extras

Extras to be included in the sale are all carpets and floorcovering, curtains and blinds, and integrated kitchen appliances. Other items are available by separate negotiation.

#### EPC Rating

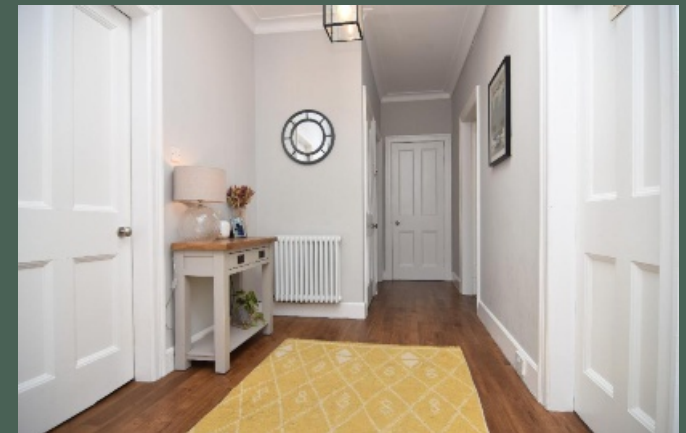
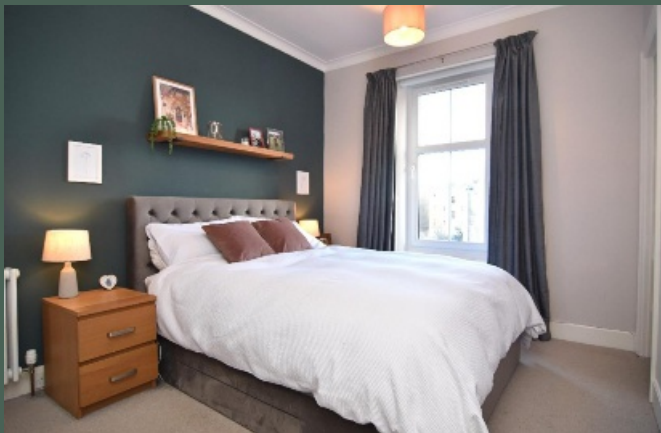
The energy efficiency rating for this property is band D.

#### Council Tax

This property is subject to council tax band E.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.







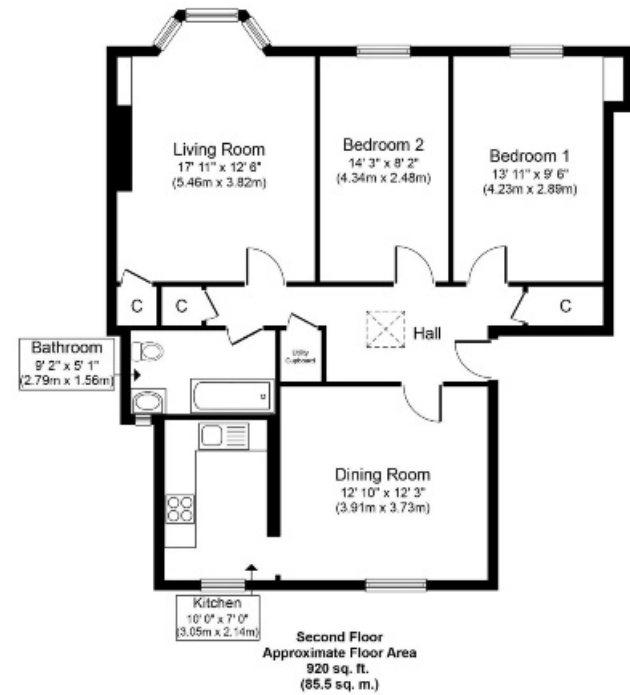
# CURRAN & CO PROPERTY

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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.