

4/3 WESTERN GARDENS
MURRAYFIELD, EDINBURGH, EH12 5QD

CURRAN & CO
PROPERTY



4/3 WESTERN GARDENS MURRAYFIELD, EDINBURGH, EH12 5QD

OFFERS OVER £349,995



'Forming part of a traditional Edinburgh tenement building in prestigious Murrayfield, 4/3 Western Gardens is a well-presented and exceptionally spacious first floor flat.'

- Living Room & Separate Dining Kitchen
- Three Double Bedrooms
- Family-sized Bathroom
- Gas Central Heating & Double Glazing
- Generously Proportioned Throughout
- Shared Rear Garden
- Unrestricted On-street Parking
- Excellent Local Amenities & Transport Links



Description

Forming part of a traditional Edinburgh tenement building in prestigious Murrayfield, 4/3 Western Gardens is a well-presented and exceptionally spacious three bedroom first floor flat. The property is well-positioned to take advantage of excellent local amenities in nearby

Roseburn, and regular transport links into the city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with four storage cupboards off; impressive living room with feature gas fireplace and bay window; generously

proportioned open plan kitchen / dining room with shelved press and storage cupboard; fitted kitchen with base and wall-mounted units and integrated oven, stainless steel gas hob, extractor hood, washing machine and fridge/freezer; three sizeable double bedrooms, one of which boasts original hard wood floor; and fully tiled, family-sized bathroom with shower over the bath and fitted storage. Further benefits of this property include gas central heating and double glazing.

Externally there is an expansive shared rear garden laid to lawn, and unrestricted on-street parking.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band D.

Viewing

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





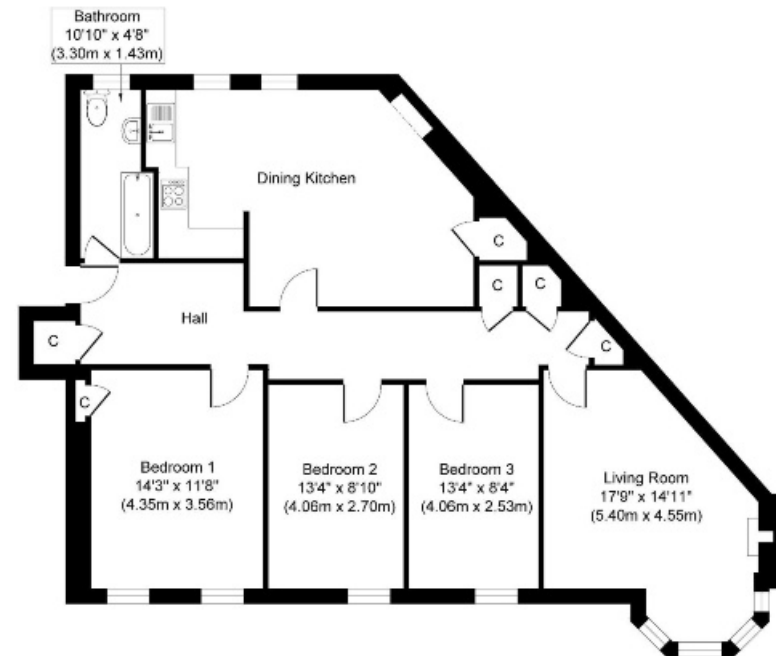
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Approximate Floor Area
1,152 sq. ft
(107.00 sq. m)

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.