

46/2 MURRAYFIELD GARDENS
MURRAYFIELD, EDINBURGH, EH12 6DF

CURRAN & CO
PROPERTY



46/2 MURRAYFIELD GARDENS MURRAYFIELD, EDINBURGH, EH12 6DF

OFFERS OVER £375,000



- 1st Floor of Converted Victorian House
- Fully Renovated to an Exceptional Standard
- Elegant Bay-windowed Living / Dining Room
- Modern, Well-Equipped Breakfasting Kitchen
- Two Spacious Double Bedrooms
- Contemporary Bathroom
- Abundant Storage & High-quality Finish
- Prime Murrayfield Location with On-street Parking



Description

Occupying the first floor of a sympathetically converted Victorian terrace house, 46/2 Murrayfield Gardens is an immaculately presented and exceptionally spacious two-bedroom flat. Fully renovated to an outstanding standard by the current owners, it offers true move-in condition throughout, seamlessly blending traditional Victorian charm with contemporary finishes. Nestled on a quiet, leafy street in sought-after Murrayfield, the property enjoys easy access to a wide range of local amenities and is just a short distance from the city centre.

Accessed via a secure entry system into a well-maintained shared entrance, the accommodation comprises: welcoming hallway with two generous storage cupboards, one discreetly concealed behind a bespoke fitted bookcase; elegant bay-

windowed living room featuring ornate cornicing, fireplace surround, picture rail, and built-in banquette seating with storage, creating a perfect dining nook within the bay; modern breakfasting kitchen fitted with base and wall-mounted units, solid wood worktops, ceramic Belfast sink, integrated oven, induction hob, extractor hood, and a large pantry cupboard housing the fridge/freezer and washing machine; principal double bedroom to the rear with a walk-in wardrobe and additional storage; second double bedroom; and a contemporary tiled bathroom with shower over bath, heated chrome towel rail and integrated storage.

Further benefits include gas central heating, double glazing, original period doors, and high-quality fixtures and fittings throughout. Further benefits include gas central heating, double glazing, original period doors, and

high-quality fixtures and fittings throughout. Externally, there is a gated path leading to the main entrance, and priority permit parking to the front of the building, with unrestricted parking available on nearby streets.

Extras

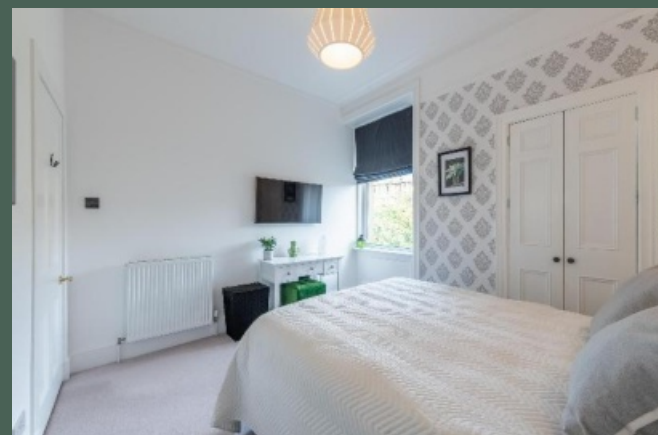
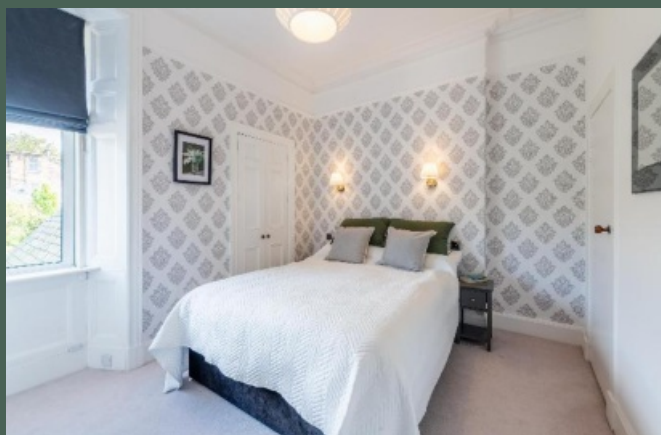
Extras to be included in the sale are all carpets and floorcoverings, fitted blinds and kitchen appliances. Other items of furniture are available by separate negotiation.

EPC Rating

The energy efficiency rating of this property is band D.

Council Tax

This property is subject to council tax band E.





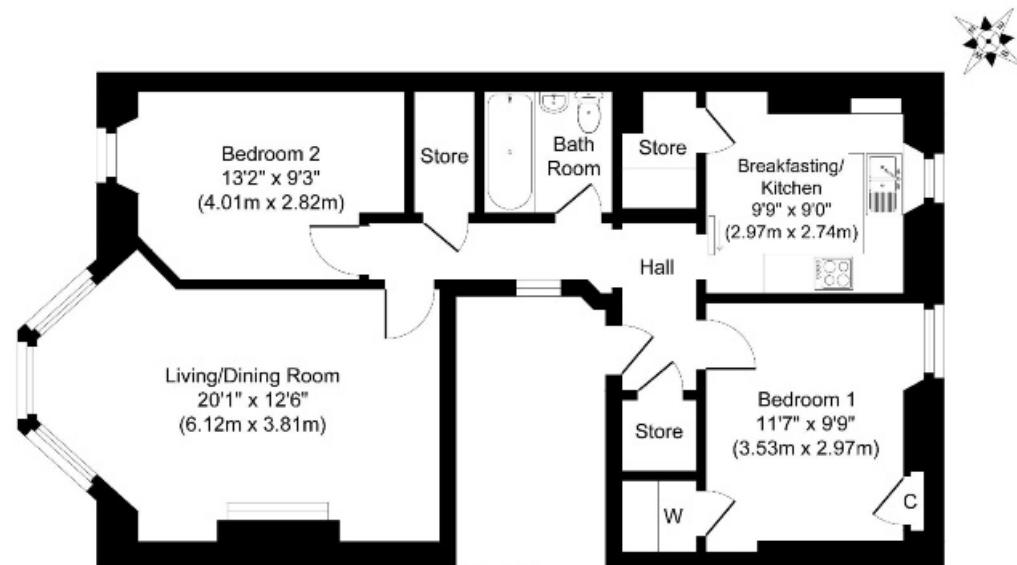
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



First Floor
Approximate Floor Area
796 sq. ft
(74.00 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.