



4/3 Western Place
Edinburgh, EH12 5QA



"4/3 Western Place is a first floor flat situated in a quiet cul-de-sac in the highly sought after Murrayfield area"

- SECURE DOOR ENTRY
- STAIRWELL
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING



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LOCATION

Murrayfield is a highly regarded and popular residential area which lies approximately one mile West of Edinburgh city centre. A variety of stores, specialist shops, and highly regarded nurseries, primary and secondary schools can be found within easy walking distance.

Leisure facilities on offer are quite exceptional and include Murrayfield Rugby Stadium and Murrayfield Ice Rink in close proximity, Tynecastle Football Stadium, Carrick Knowe Golf Club and Ravelston Golf Course, Hillwood Park and Roseburn Public Park are also near at hand.

The property is located close to Murrayfield Hospital, Corstorphine Hospital, and the National Galleries of Scotland. The area is well served by a variety of bars, bistros and restaurants including 'Skerries' at the prestigious Dunstane Hotel.

The area is served by an excellent public transport system. A short drive West through Corstorphine takes you to the Edinburgh City Bypass, Gyle Business Park and Shopping Centre, the Airport, M8, M9, M90 and Central Scottish Motorway Network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

DESCRIPTION

4/3 Western Place is a first floor flat situated in a quiet cul-de-sac in the highly sought after Murrayfield area. The property offers excellent potential but requires full modernisation.

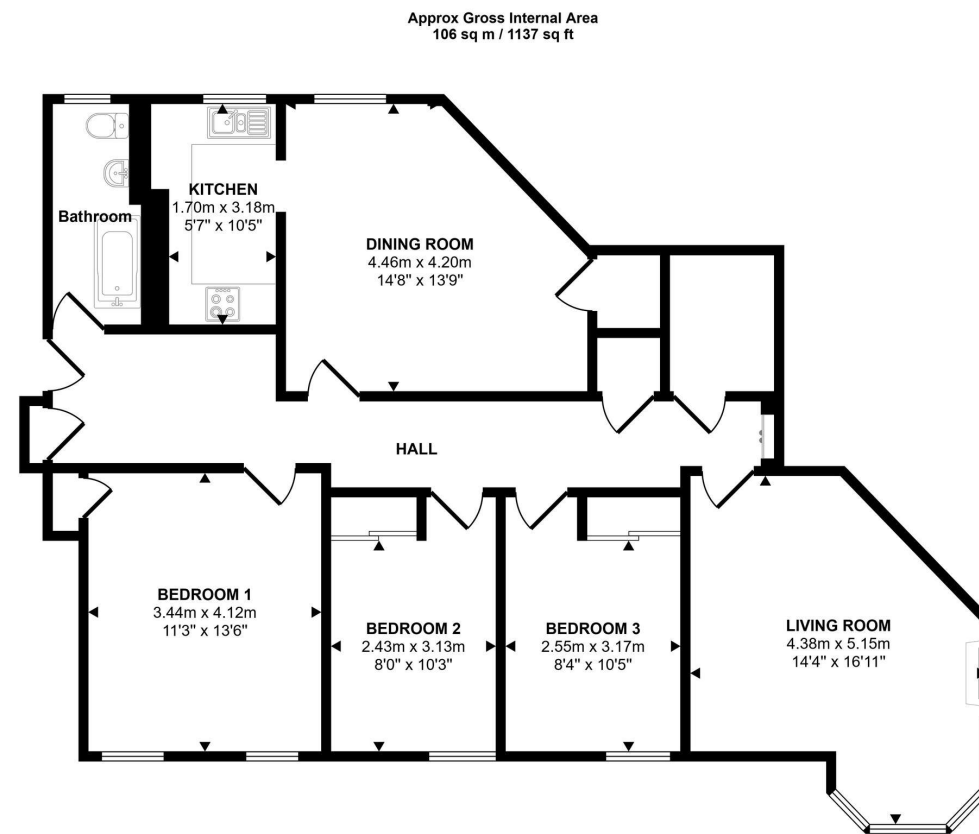
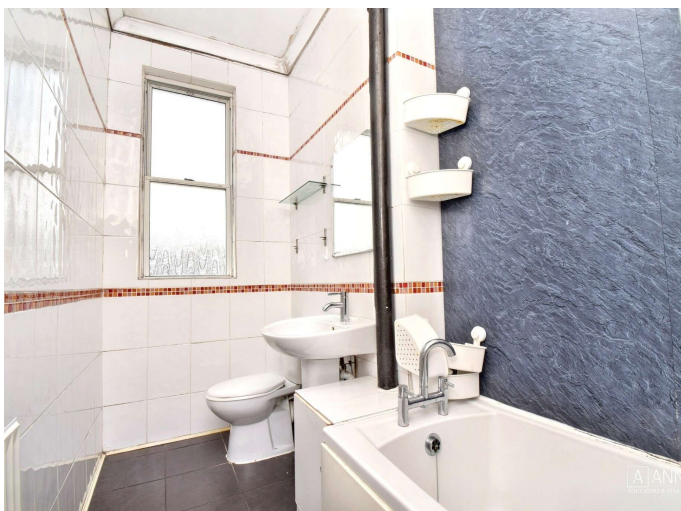
The accommodation comprises: secure door entry; stairwell; hallway with cupboards off; living room with feature fireplace; dining room with fitted kitchen off; 3 double bedrooms two with fitted wardrobes and bathroom.

Further benefits include gas central heating, double glazing, shared rear communal garden and on street parking.

EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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