










Fixed Price

£299,000

5 3F1 Murrayfield Place

Murrayfield | Edinburgh | EH12 6AA

A fantastic opportunity has arisen to acquire this spacious two bedroom top floor flat pleasantly positioned within the heart of the sought-after Murrayfield district of the City. Close to excellent amenities and transport links including the nearby Murrayfield tram stop, the property will suit a variety of purchasers including investors and those looking for a project. Viewing recommended.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the accommodation comprises: welcoming entrance hallway with a shelved storage cupboard, bright and airy lounge with an Edinburgh press cupboard and boxroom off, lovely cornicing, and stunning views of the Pentland Hills; fitted kitchen/diner with integrated hob/oven, tiling in splash areas and a large storage cupboard housing the boiler, and a separate utility area; first generous double bedroom with more stunning views of the Pentland Hills and ample space for freestanding furniture; second sizeable double bedroom with the same views, fitted wardrobes with sliding doors, as well as a useful overhead storage cupboard; and a partially-tiled bathroom suite with an over-bath shower. The property benefits from original fireplaces in lounge, kitchen and bedrooms.

Further benefits include a secure door entry system, gas central heating and a mixture of single and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings..

Gardens and Parking

There is a well-maintained communal garden to the rear together with on-street and mixed zone parking available to the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Murrayfield is a highly sought after residential area lying west of Edinburgh City Centre with good public transport to Edinburgh's West End, Haymarket Railway Station and Princes Street and Edinburgh Airport. Excellent shopping and amenities are available in nearby Roseburn, Craighleith Retail Park and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly Mary Erskine, St George's and Stewart's Melville. The A8 provides good road connections to Edinburgh International Airport, City By-pass, the major motorway networks and the Queensferry Crossing.





Approx. Gross Internal Floor Area 83.65 Sq M / 900 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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