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Offers Over

**£450,000**

# 14B/1 Riversdale Crescent

Murrayfield | Edinburgh | EH12 5QT

This exceptional ground floor apartment is part of an exclusive, modern development of just twenty residences, located in a highly desirable area. Impeccably maintained, the apartment boasts stylish living spaces with high-quality fixtures and fittings throughout.

-  3 bedrooms
-  1 public room
-  2 bathrooms
- Utility room
-  Private garden/terrace
-  Secure parking
-  EPC rating - C
-  Council tax band – G



## Description

The property is accessed via an elegant communal entrance, complete with lift service to all floors, including the underground garage, leading into a central hallway. Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the apartment. The open-plan living area is both spacious and inviting, featuring a generous reception room with glazed doors that lead to a private terrace, perfect for outdoor relaxation. The adjoining dining space flows seamlessly into the modern fitted kitchen, which is equipped with a range of sleek wall and base units, a stylish splashback, and integrated appliances, offering both functionality and style. The principal bedroom is a well-sized double, complete with mirrored built-in wardrobes and an elegant en-suite shower room. There are two additional double bedrooms, both generously proportioned and ideal for family or guests. A family shower room boasts a contemporary white two-piece suite and a large shower cubicle. Off the hallway, you'll find a convenient laundry and utility room, adding practicality to the home.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the appliances in the kitchen.

## Gardens & Parking

The development is surrounded by beautifully landscaped grounds, including a charming communal garden for residents to enjoy. In addition to its private terrace, the property also benefits from a private patio garden and a dedicated parking space in the secure underground garage, enhancing both its appeal and convenience.

The development is factored by Trinity Factors for the upkeep of the communal areas and is approximately £230 per month.

## Viewing

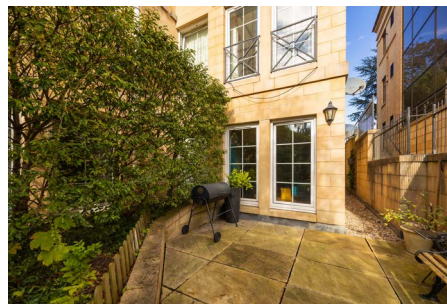
By appointment through Neilsons (0131 625 2222).





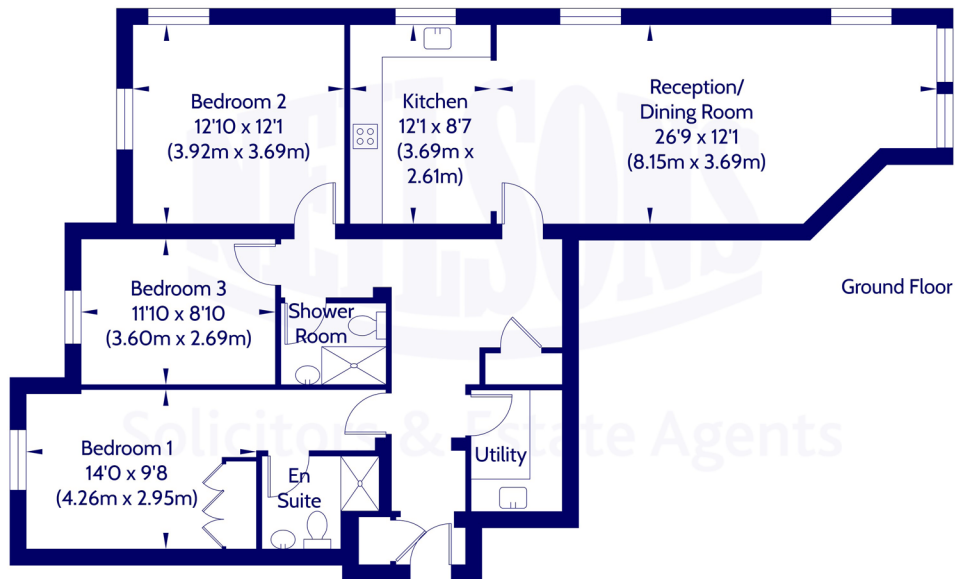
## Location

Murrayfield is a highly regarded residential area lying west of Edinburgh City Centre with good public transport to Edinburgh's West End, Haymarket Railway Station and Princes Street. Excellent shopping and amenities are available in nearby Roseburn and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ice Rink, 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 107.91 Sq M / 1162 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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