



Solicitors & Estate Agents



Offers Over

£195,000

2/7 Guardianswood

Murrayfield | Edinburgh | EH12 6PG

A tremendous opportunity has arisen to purchase this impressive, third floor flat forming part of an established leafy courtyard development, off Ellersly Road, within a desirable residential area and conveniently placed for commuting. This lovely home would make an ideal purchase for professionals and first-time buyers.

 1 bed

 1 public

 1 bathroom

 Residents Parking

 EPC Band - D

 Council Tax Band - C



Description

Internally, the property is presented in true move-in condition whilst briefly comprising; welcoming entrance hallway with a handy double storage cupboard, and access to the private attic via a Ramsay ladder, bright and airy lounge/diner with a lovely, leafy outlook, modern fully-fitted kitchen with a range of integrated white goods and tiling in splash areas whilst being finished with stylish gloss grey units and a marble effect worktop, good sized double bedroom integrated wardrobes with sliding white panelled doors, and ample room for freestanding furniture, and a sleek partially-paneled shower room with a walk-in rainfall shower, and heated towel rail.

Further benefits include a secure door entry system, electric heating, and double glazing throughout.

Factor fees are payable of approximately £38 per calendar month.



Extras

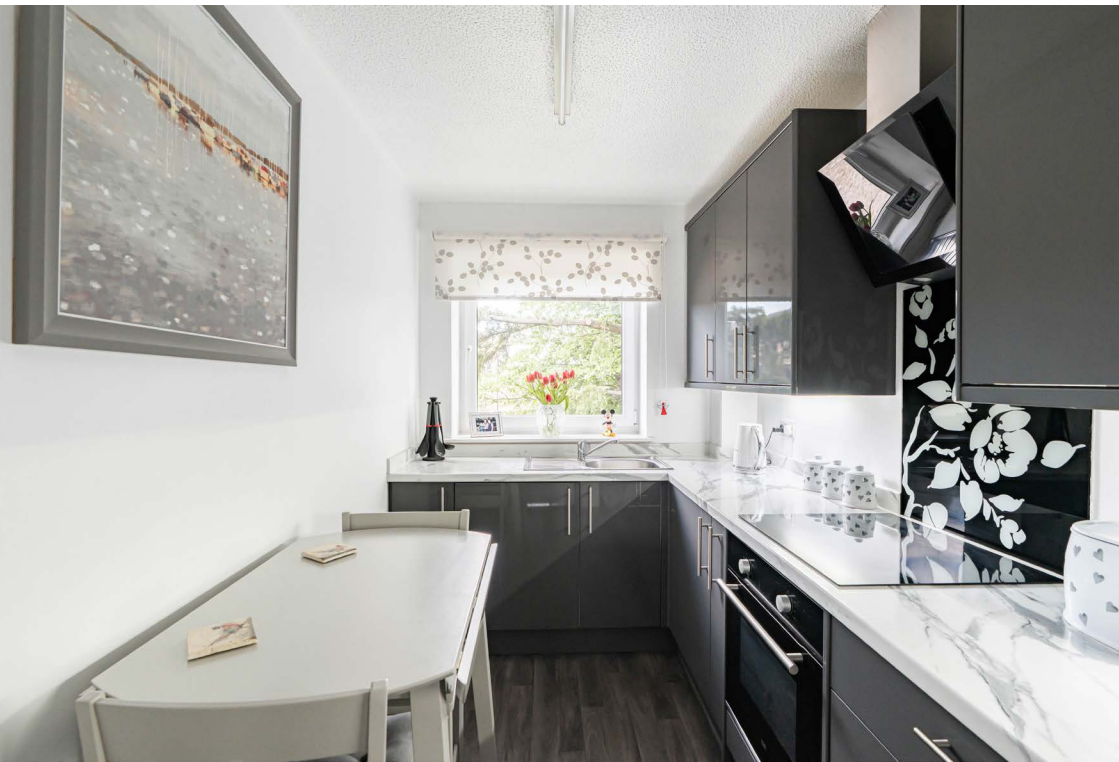
Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property forms part of an established leafy courtyard development bordered by well cared for communal landscaped grounds which are mainly laid out to grass. For the car owner, there is unallocated residents parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





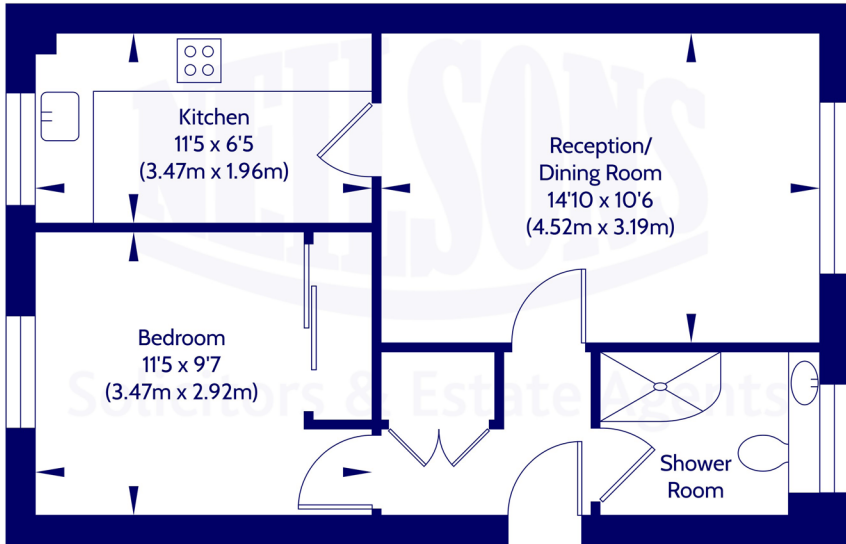
Location

Murrayfield is a highly regarded residential area lying west of Edinburgh's City Centre with good public transport to the West End, Haymarket Railway Station and Princes Street. Excellent shopping and amenities are available in nearby Roseburn, Craigmile 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 40.12 Sq M / 432 Sq Ft.

Third Floor



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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