










Fixed Price

£325,000

56 Corstorphine Road

Murrayfield, Edinburgh EH12 6JQ

With far reaching views, a charming private garden and flexible accommodation over two floors, this superb maindoor double upper flat offers an ideal location in one of Edinburgh's most esteemed neighbourhoods, with superb local amenities and swift access to the city centre.

-  3 bedrooms
-  1 reception room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band – D



Description

This bright and beautifully presented home briefly comprises: entrance vestibule and stairs to the upper floor, central hallway with storage, a generous twin windowed reception room with period fireplace housing a living flame gas fire, large second reception room, currently in use as a dining room but could also be used as a third bedroom, smart modern kitchen, fitted with a quality range of John Lewis wall and base units with integrated hob, cooker hood, double oven, fridge freezer, washing machine and dishwasher and back door to an external stair leading to the private garden. The first floor also has the family bathroom with white suite, over bath shower and ample vanity storage. Stairs from the hallway lead to the upper landing with access to extensive eaves storage space. The principal bedroom has large dormer windows to both the front and rear with far reaching views toward the Pentland Hills and built-in wardrobes, whilst the second double bedroom also has a dormer window and looks towards Arthur's Seat and the city. Benefits on offer include gas central heating and full double glazing and ample built-in storage throughout the home.



Extras

All fitted floor coverings, light fittings, window blinds and the aforementioned kitchen appliances are to be included in the sale.

Gardens and Parking

The delightful private garden is located to the rear of the property, accessed via an external stair from the kitchen. The garden has been attractively landscaped with lawn, patio and pebble chipped areas, ideal for BBQs and al fresco dining during the warmer months. There are mature flower and shrub borders with fruit trees and there is an outside tap and security light. Free on street parking is available close by.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

Murrayfield is one of Edinburgh's most desirable residential areas, known for its leafy streets, elegant period homes, and close proximity to the city centre. The area is popular with families thanks to its access to leading schools including St George's, Stewart's Melville and Mary Erskine Schools, while professionals value the short commute into town. Local amenities include Murrayfield Stadium, Corstorphine Hill Nature Reserve, Murrayfield and Ravelston Golf Clubs, and a good range of shops, cafés and restaurants in nearby Roseburn. The Water of Leith walkway also links the area with the Galleries of Modern Art, Dean Village and Stockbridge. Excellent transport connections are available by bus, tram, and road, with the city bypass, motorway network and Edinburgh International Airport all within easy reach.



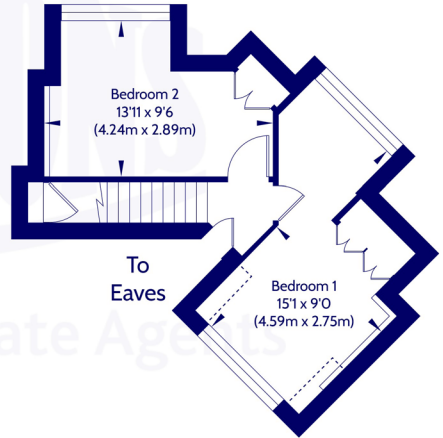


1st Floor

Approx. Gross Internal Floor Area 87 Sq M / 945 Sq Ft.



2nd 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.



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