



14 Coltbridge Avenue

Murrayfield | Edinburgh | EH12 6AH

Peacefully situated within the prestigious Murrayfield district, is this charming one bedroom ground floor flat. Immaculately presented throughout, the property enjoys a prime location close to excellent local amenities and transport links, including the Murrayfield Tram Stop, as well as scenic walks along the Water of Leith. Within comfortable walking distance of the city centre and presented in true move-in condition, this property is ideal for first time buyers and professionals.

-  1 bedroom
-  1 public room
-  1 shower room
-  Permit parking
-  EPC rating – C
-  Council tax band - B



Description

The accommodation briefly comprises; entrance hallway with secure entryphone system and pulley, bright and airy lounge/dining room with fireplace, open plan to a modern kitchen with a range of sleek white wall and base units with co-ordinated worktops and splashback tiling, a double bedroom with built in wardrobes, and a contemporary shower room with an overhead rainfall shower and cupboard plumbed for a washing machine. The property further benefits from gas central heating and double glazing to the front.



Extras

Included in the sale will be the induction hob and electric oven, fridge/freezer, integrated dishwasher, and electric fire.

Parking

There is a mix of unrestricted and permit parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





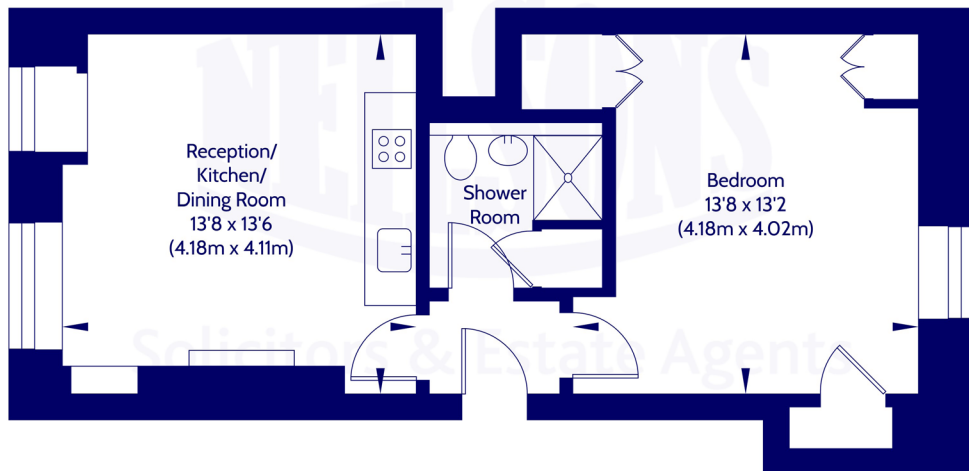
Location

Nestled just west of Edinburgh's city centre, Murrayfield is one of the capital's most sought-after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. There are a range of local shops including a Tesco Express and nearby recreational facilities include the famous Murrayfield Stadium, picturesque Corstorphine Hill Nature Reserve, Murrayfield and Ravelston Golf Clubs, with the Water of Leith walkway offering swift access to the Galleries of Modern Art, Dean Village and Stockbridge beyond. Excellent transport links provide swift access by bus or tram to the city centre and out to Edinburgh International Airport, whilst by car, the city bypass and central motorway network are within easy reach. With its prime location, serene environment, and excellent connectivity, Murrayfield is an idyllic choice for those seeking a high-quality lifestyle in the heart of Edinburgh.



Approx. Gross Internal Floor Area 41 Sq M / 445 Sq Ft.

Ground 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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