



Offers Over  
**£345,000**

## 4/2 Western Gardens

Murrayfield | Edinburgh | EH12 5QD

Set within a charming traditional tenement built circa 1935, this bright and spacious two-bedroom, first floor flat offers a wonderful combination of period features and modern comforts. Ideally situated in the highly sought-after area of Murrayfield, the property is close to excellent transport links, a wide range of local amenities, and recreational facilities, making it an ideal home for professionals, couples, or downsizers. Presented in move-in condition, the flat would undoubtedly appeal to a broad range of buyers.

 2 Bedrooms

 3 Public Rooms

 1 Bathroom

 On Street Parking

 Communal Rear Gardens

 EPC Rating – C

 Council Tax Band - E



## Description

The accommodation is entered via a welcoming hallway with wood flooring and abundant storage options. The striking bay-windowed reception room benefits from a dual aspect, flooding the space with natural light. It features sanded original hardwood flooring, a focal feature gas fireplace with surround, two classic Edinburgh Press cupboards, and period details including a ceiling rose and decorative cornicing. The well-appointed dining kitchen offers a range of fitted wall and base units, integrated appliances, and tiled splashbacks. Adjacent to the kitchen, a separate utility room provides practical space for laundry and a potential home office. The principal bedroom is generously proportioned with wardrobes and additional storage, while the second double bedroom is comfortable and neutrally decorated. A stylish bathroom completes the accommodation, fitted with a white three-piece suite, thermostatic shower over the bath, and a heated chrome towel rail.

This property combines the charm of period architecture with modern living in one of Edinburgh's most desirable locations.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, residents enjoy a well-maintained, sunny communal garden to the rear, perfect for relaxing or entertaining. For those with a car, on street parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

Murrayfield is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which is a short walk away. There are further amenities at nearby Roseburn and Balgreen and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre and the City Centre, all easily accessible by car or bus. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the city bypass on hand linking the A1, M8 & M9. Commuters will also have access to a nearby tram stop. There are many leisure and recreational facilities within the vicinity including Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.





Approx. Gross Internal Floor Area 91 Sq M / 979 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.



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