



16 Riversdale Road, Edinburgh, EH12 5QP

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Rarely available, this three bedroom detached bungalow offers spacious, flexible accommodation, now in need of upgrading, the property further benefits from a single garage and gardens to the front and rear. The property is ideally located in the sought-after Murrayfield area of Edinburgh conveniently placed close to the West end of the city with access to many local amenities and transport links. We would recommend an early viewing given how popular these properties can be.

- Reception vestibule into hallway, hatch to large attic storage accessed by a fixed ladder.
- Front facing living room open plan to the dining room.
- Kitchen, door accesses the back porch.
- Front facing double bedroom with a bay window looking onto the garden.
- Rear facing double bedroom with a storage cupboard.
- Third bedroom front facing with built in storage cupboard.
- Bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing.
- Single garage and driveway.
- Gardens to the front and to the rear.



## Location

Murrayfield is located to the west of the City Centre and is one of Edinburgh's most desired residential areas. It is conveniently located for the West End, the City Centre and Haymarket Station. There is excellent local shopping in nearby Roseburn just around the corner with a large Sainsbury's Supermarket nearby, Craighleith Retail Park is close by with a variety of larger retailers including Marks & Spencer and The Gyle shopping centre is also easily accessible by car or bus. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith. For rugby followers the renowned Murrayfield Stadium is within walking distance. Schooling is available from nursery to secondary level, with higher education within easy reach. The area is well placed for ease and access to the city bypass, Edinburgh International Airport and all central Scotland's motorway links. The property is just a five-minute walk away from bus stops for the city centre as well as airport. The nearest tram stop is a ten-minute walk away at Balgreen.

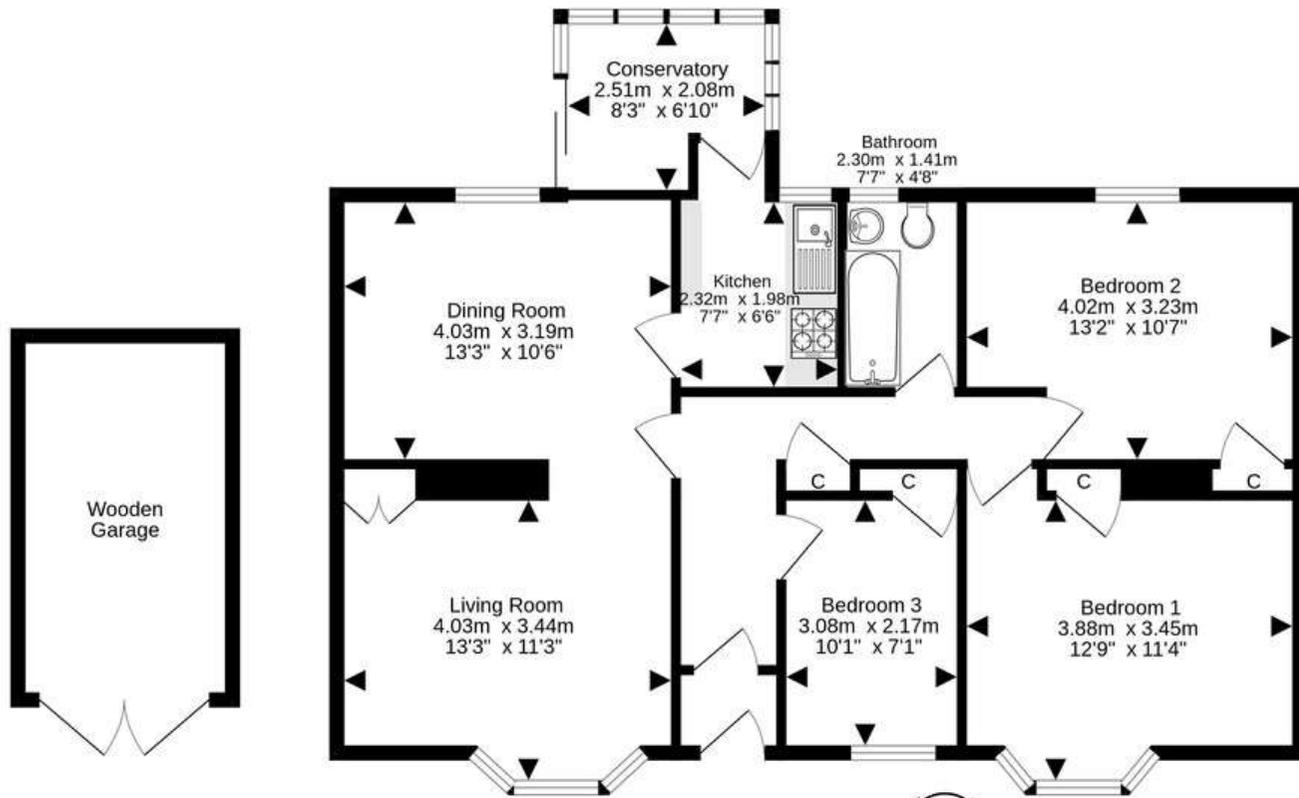
## Extras

Included in the sale are the kitchen appliances and white goods, floor coverings and fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - G



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

