



107 Corstorphine Road

Murrayfield, Edinburgh, EH12 5PZ

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Located in desirable Murrayfield, this spacious two/three-bedroom main-door flat benefits from everyday amenities and bus links on the doorstep, as well as proximity to the tram line and such leafy spaces as the Water of Leith and Roseburn Park. Totalling over 1100 square feet, the well-proportioned interiors, including generous living space, enjoy a delightful blend of tastefully subtle décor, stylish contemporary fittings, and elegant traditional features. A private front garden and unrestricted on-street parking complete this appealing city home.

Welcoming you inside is a vestibule and adjoining entrance hall housing excellent built-in storage. On the right is a modern kitchen/diner/living room, which share a spacious open-plan layout. This reception area incorporates ample floorspace for comfy seating and a table and chairs; plus, it has built-in storage and a tranquil south-facing outlook. Offset by oak-inspired flooring, this wonderfully sunny space is illuminated by a floor-length window and stylishly appointed in charcoal grey and white, with chic aqua-toned tilework adding a splash of colour. Appliances equipping the space comprise an under-counter fridge, and a neatly integrated oven and an electric hob. To the far end of the hall, entered via a door featuring patterned stained glass, is a lounge/third bedroom, extended by a corner bay window. This inviting and versatile sitting area is presented in understated dove grey with coordinating deep-pile carpeting and classical cornicework. A wall-mounted contemporary fireplace with a living-flame fire creates a homely focal feature.

Features

- Well-connected city location
- Tasteful décor with classic features
- Generous main-door flat
- Entrance vestibule and hall with good storage
- South-facing modern kitchen/diner/living room
- Bay-fronted lounge/bedroom 3 (with living flame fire)
- Two double bedrooms (one with storage)
- Modern shower room
- Private front garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





“Tasteful décor with classic features, as well as modern open-plan living and a versatile lounge/third bedroom (with a living flame fire), and two double bedrooms”







Also found within the home are two carpeted double bedrooms decorated in calming pastel hues with authentic decorative detailing. The main bedroom incorporates useful storage. Finally, framed by stylish monochrome tiling, is a bright contemporary shower room replete with a WC, a basin and vanity unit, and a shower enclosure. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the flat is accompanied by a private front garden neatly laid to lawn. On-street parking in the vicinity is conveniently unrestricted.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

Murrayfield, Edinburgh

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, the BT Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

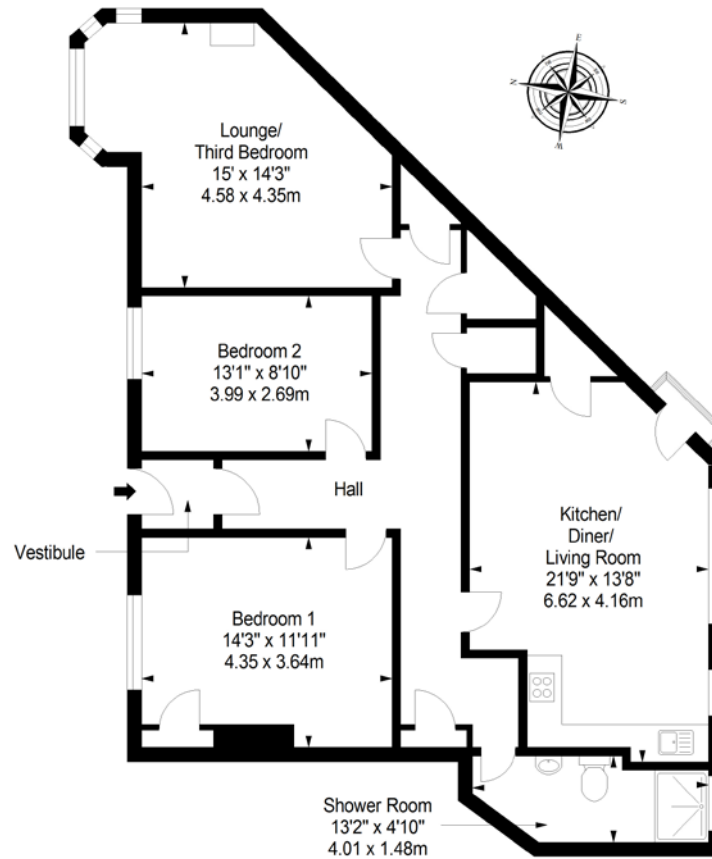




Floorplan

Ground Floor

Approx. 102.2 sq. metres (1100.1 sq. feet)



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

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