



## 2/2 Murrayfield Place

Murrayfield, Edinburgh, EH12 6AA

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This second-floor, three-bedroom flat is desirably situated in Murrayfield. It occupies two corners of a handsome sandstone tenement with a south-facing front position and access to an attractive shared garden. The flat enjoys the best of both worlds, being set beside the scenic Water of Leith, a stone's throw from Roseburn Park, and with city amenities easily accessible by foot, bus, or tram. It retains its airy Victorian proportions and an array of elegant original features while offering the purchaser appealing opportunities for modernisation to their taste.

The flat is reached via a secure communal stairwell and an entrance hall with excellent storage and comfortable deep carpeting welcomes you inside. Leading off the hall is a generous corner living room bathed in sunny natural light from double windows promising leafy views. This carpeted sitting area retains the characterful features of a shelved Edinburgh Press, a focal fireplace, striking cornicework, and a central ceiling rose. Returning through the hall, you reach a large social kitchen illuminated by a triple aperture window and incorporating a seated dining area beside an Art-Deco style tiled fireplace. A selection of fitted units and a countertop accommodate a freestanding gas cooker, an undercounter washing machine, and an upright fridge freezer.

## Features

- Second-floor flat in Murrayfield
- Part of a traditional tenement building
- Outstanding location beside the Water of Leith
- Charming retained period elements
- Entrance hall with storage
- Sunny dual-aspect living room with fireplace
- Spacious dining kitchen
- Bay windowed main bedroom
- Two more sun-facing bedrooms
- Bathroom with shower overhead
- Communal rear drying area
- On-street zoned parking
- EPC Rating - C









“Sunny dual-aspect living room with fireplace, a spacious dining kitchen and a bay windowed main bedroom”











The home's three spacious bedrooms include a principal bedroom extended by a corner window and two further bedrooms, a double and a single, enjoying a sunny aspect. All bedrooms are carpeted and enhanced by period details including focal fireplaces. The main bedroom boasts the handy feature of a washbasin, while a useful shelved recess is found in the second double room. Finally, a bright bathroom is simply styled in white and includes a bath with an overhead shower, a WC, and a modern basin/vanity unit. The property is heated via gas central heating and partially double-glazed.

Externally, the tenement provides its residents access to an enclosed rear garden that is neatly laid to lawn. On-street parking falls under Controlled Zone B9.

Extras: All fitted floor and window coverings, light fittings, and freestanding kitchen appliances are included in the sale.

## Murrayfield, Edinburgh

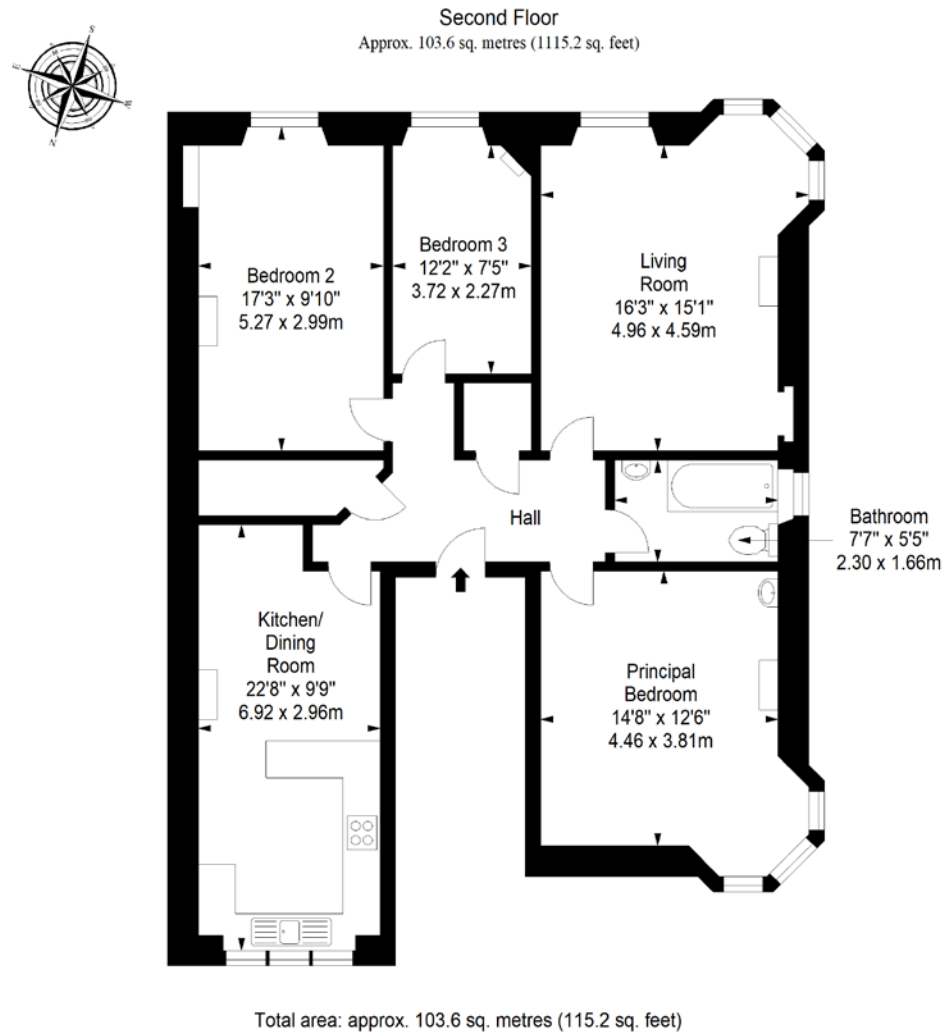
Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. 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, 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



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