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3-13 Western Gardens,

Edinburgh, EH12 5QD



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1



EPC

C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely, light and spacious two-bedroom second floor flat, forming part of an attractive, sought-after development in Murrayfield. The property is well presented to the market and will make a superb first home or perhaps appeal to someone who is looking to downsize from a larger family home. The accommodation comprises an entrance hall, living room/dining room, a modern fitted kitchen, two good sized bedrooms both with fitted wardrobes, box room and a contemporary shower room. The property further benefits from gas central heating, double glazing, good storage facilities, lift access to all floors, well maintained communal garden grounds and secure parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

Location

Murrayfield is a prestigious residential district of Edinburgh approximately one and a half miles west of the City Centre. The area is highly regarded for its leafy ambience and, its proximity to the home of Scottish rugby - Murrayfield Stadium. Excellent local amenities at nearby Roseburn cater for day-to-day needs with more comprehensive shopping facilities available at the Gyle Shopping Centre or Craigleith Retail Park. There is a choice of highly regarded schools from nursery to senior level. Leisure pursuits are well catered for with a number of well-known golf courses and Edinburgh Zoo. The city bypass and main motorway networks are also within easy reach.

Factoring

The development is managed by Charles White and an annual fee of approximately £900.81 is payable annually and includes communal stair lighting, stair cleaning and general maintenance of the communal areas. The building insurance is payable annually and is approximately £352.

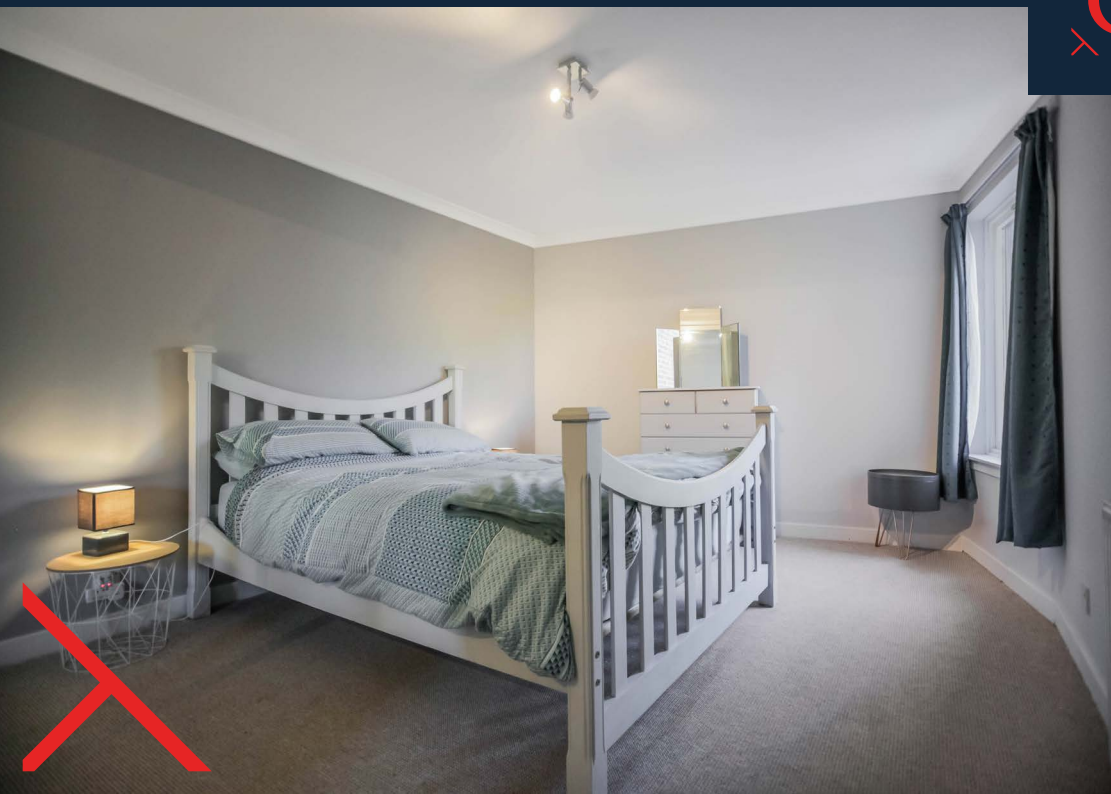
Extras

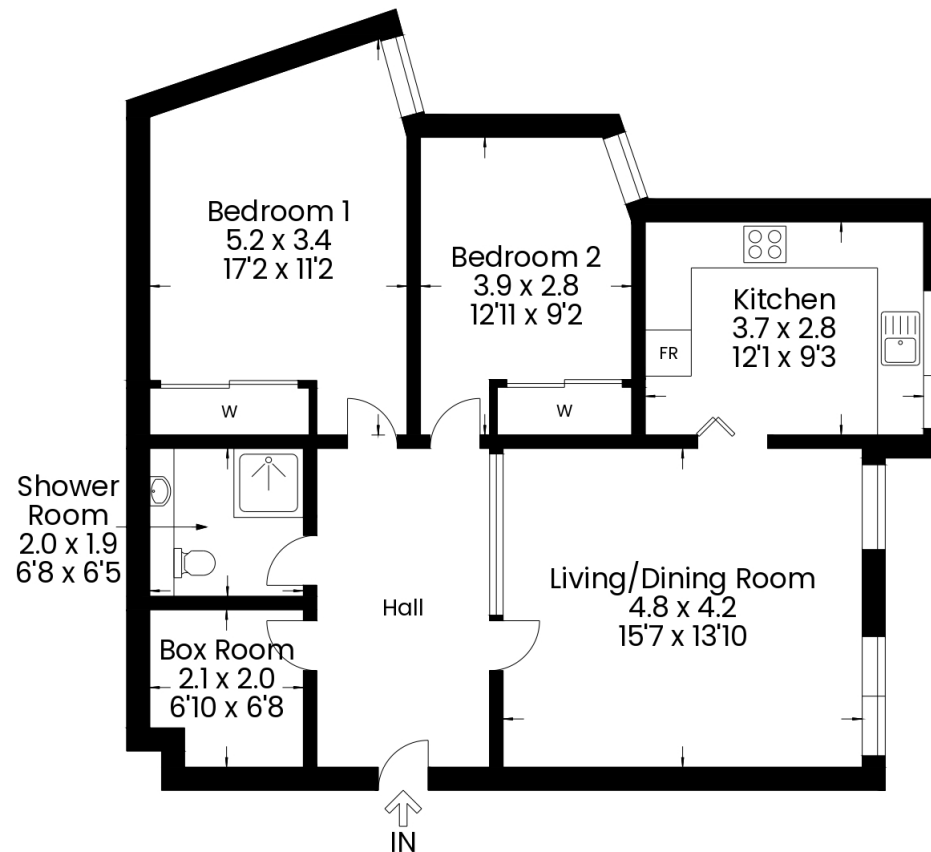
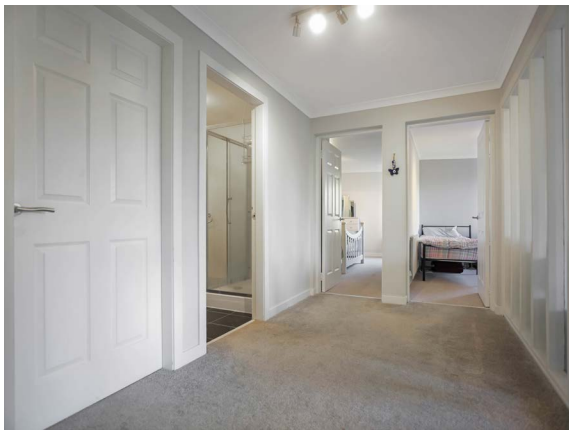
All fitted floor covering and integrated appliances in the kitchen along with the free standing fridge freezer.

Features

- Entrance hall
- Living/ dining room
- Kitchen
- 2 Bedrooms
- Box room
- 1 Showroom
- Gas central heating
- Double glazing
- Good storage facilities
- Lift access
- Communal garden grounds
- Secure parking
- EPC rating - C
- Council Tax Band – D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025



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