



# 8 Western Terrace

Murrayfield, Edinburgh, EH12 5QF



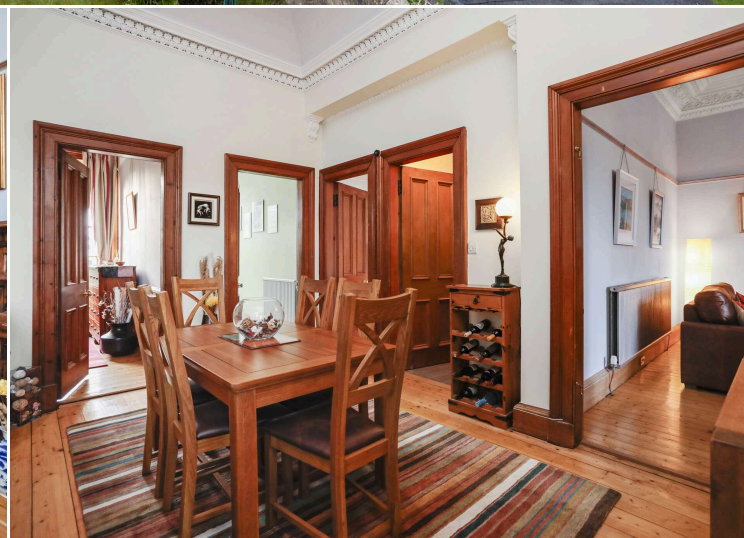
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## Truly impressive 3 bed first floor apartment with stunning views of the Pentland Hills & located in the prestigious residential area of Murrayfield

- Elegant sitting room with bay window
- Spacious dining hall
- Fitted kitchen
- 3 superb bedrooms
- Stylish bathroom
- Wonderful views of the Pentland Hills
- Charming period features
- Desirable residential area
- Unrestricted on street parking
- Gas central heating



**Fixed Price: £460,000**

**EPC Rating: C**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Rarely available three bedroom first floor apartment forming part of a converted Victorian house, located in the highly sought after residential area of Murrayfield. The property lies within easy reach of the City Centre and a variety of local amenities. To the rear of the property fantastic views of the Pentland Hills can be enjoyed from two bedrooms and the kitchen. There is also a pleasant tree-lined outlook to the front.

The superb interior, decorated in neutral colours, is bright and generously proportioned throughout. There is an impressive main door shared vestibule entrance leading into the ground floor of the property; containing the hallway, utility room and staircase. The attractive staircase, with beautiful balustrade, leads up to the stunning dining hall and the rest of the accommodation. The interior is complemented by charming period features including decorative corning, stripped and varnished flooring, natural wood surrounds, picture rails, and a large attractive fireplace in the sitting room. There is a large, majority-floored attic, with power and lighting.

The property has been a smoke and pet free property throughout the current sellers' ownership since 2002. The property is available for immediate entry.

## Extras

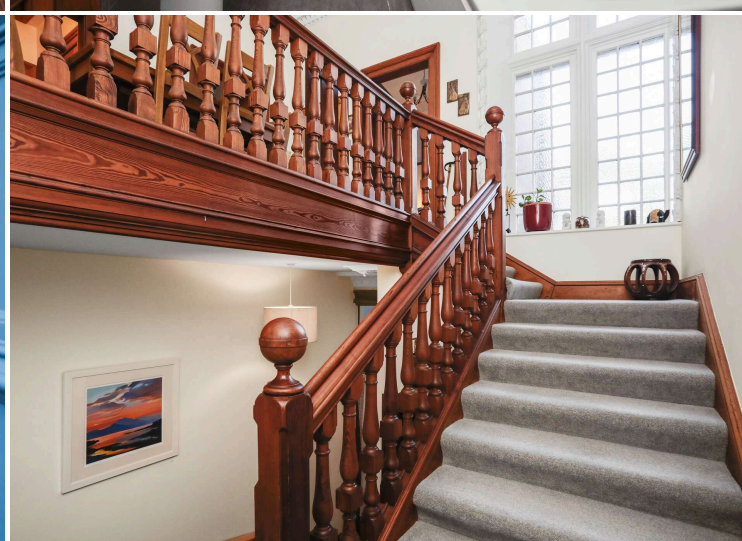
All fitted carpets, all five floor rugs, custom made John Lewis curtains and venetian blinds, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washer/dryer are included in the sale price. Several items of furniture (e.g. 6-8 seater dining table and 6 chairs) are available by separate negotiation.





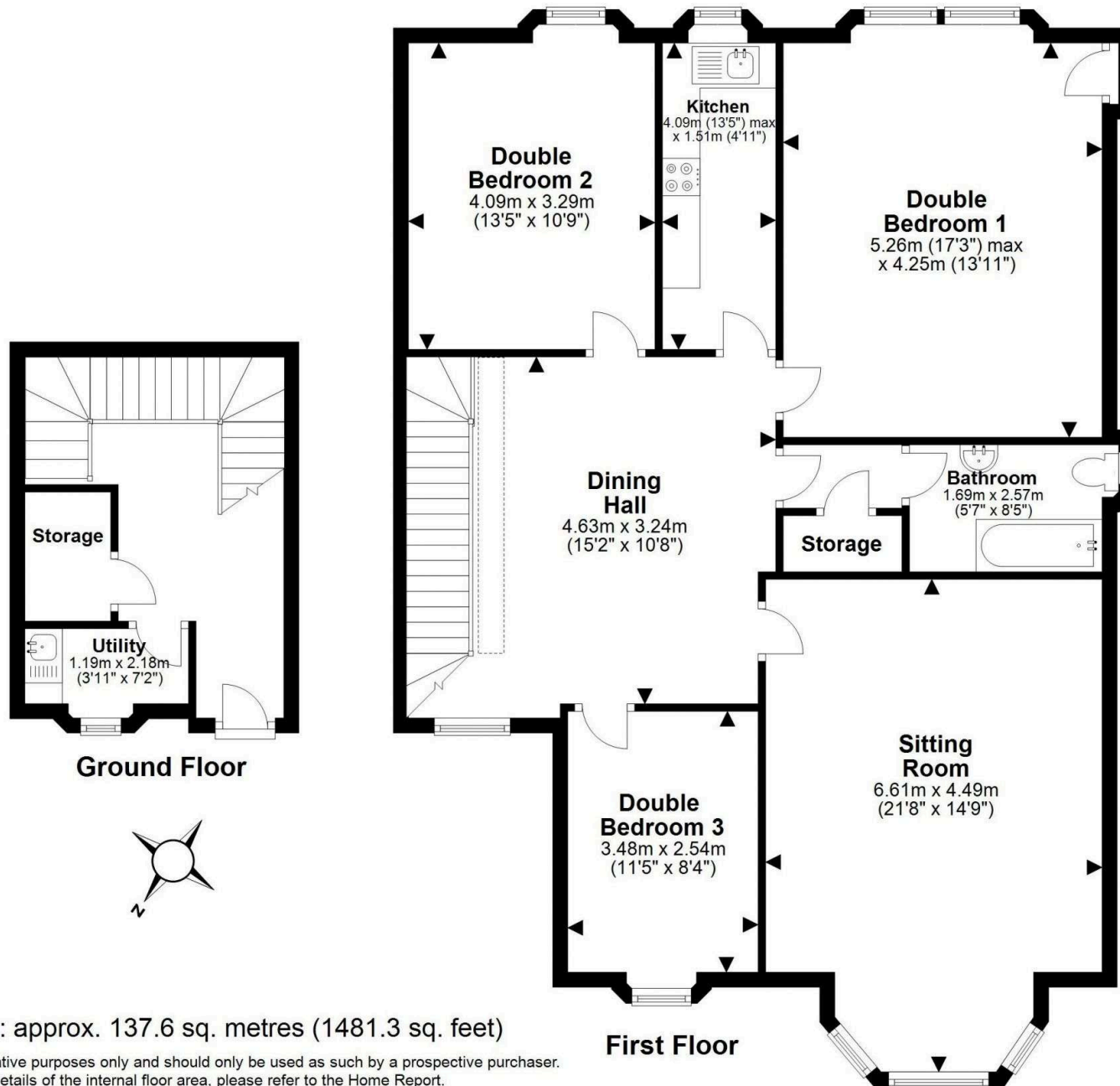






## Location

Murrayfield is located to the west of the city centre and is conveniently located for the West End, the city centre and Haymarket Station. There is excellent local shopping in nearby Roseburn and Craighleith Retail Park is a few minutes drive away. 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. The area is well placed for ease of access to the City Bypass, Edinburgh International Airport and all central Scotland's motorway links. Excellent schooling is represented in both the state and private sector.



Total area: approx. 137.6 sq. metres (1481.3 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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