



3 Maryfield Place

ABBAYHILL | EDINBURGH | EH7 5AU



MURRAY
BEITH
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3 Maryfield Place is a spacious ground floor flat within the popular Abbeyhill Colonies. Conveniently located within easy reach of the city centre, this is a beautiful property with easy access to the open spaces of Arthur's Seat and Holyrood Park.

Entrance vestibule; welcoming hall; spacious living room / dining room with timber mantel piece and fitted bookshelves; kitchen with a range of wall mounted and floor standing units, timber worktop and tiled splashback; double bedroom with fitted wardrobes; bedroom 2; shower room featuring a wash hand basin, WC and shower cubicle.

Private front garden with mature borders, trees, grass and patio. The garden shed is included in the sale.

Permit parking Zone N6 and metered parking are available in the surrounding streets.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

The Scottish Conveyancers Forum guidance indicates that is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given that such a system is in place.

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

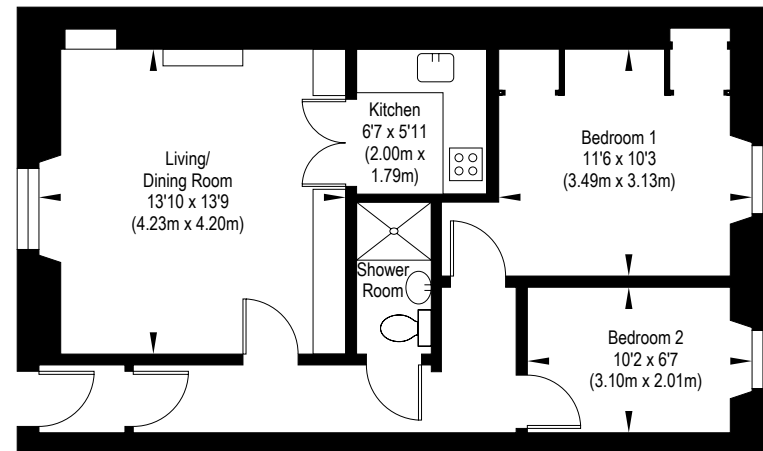
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Approx. Gross Internal Floor Area 50.58 Sq M / 544 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Location

The Abbeyhill Colonies lie a short distance to the east of the city centre, close to Holyrood Park and Arthur's Seat with all the walking and cycling paths they offer. Within the vicinity there is an excellent range of amenities including a range of local shops, a Post Office, bank, bowling green, tennis and squash club, together with additional sports facilities at the newly developed Meadowbank Sports Centre having undergone a £47m refurbishment. The newly refurbished St James Quarter is also a short distance away, offering an impressive array of designer stores, bars, cafés, entertainment facilities and restaurants. Further shopping is available at Meadowbank Retail Park, which features a range of shops including a Sainsbury's supermarket, and Fort Kinnaird Park is also a short drive away. An efficient public transport system runs to and from the city centre and the city bypass provides quick access to the A1 and motorway network of central Scotland. Schooling is well-presented locally from nursery to senior level in both public and private sectors.