



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10 (1F2) Murrayfield Place

Murrayfield, Edinburgh, EH12 6AA

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Having been fully refurbished, this traditional two-bedroom first-floor flat is a beautiful city residence that is presented in true walk-in condition. It provides an attractive blank canvas for buyers, along with new flooring and a brand-new kitchen and shower room. Furthermore, this wonderful property has a highly sought-after location in exclusive Murrayfield, enjoying proximity to the West End, as well as excellent amenities, idyllic parks, well-regarded schools, and bus and tram links. In short, this property will be in high demand.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob, extractor hood, double oven, and fridge/freezer) to be included in the sale.

Property Summary

- Refurbished first-floor flat in Murrayfield
- Part of a traditional tenement building
- Situated in a sought-after conservation area
- Crisp white interiors throughout
- Charming period features
- Welcoming entrance hall with storage
- Open-plan living room and kitchen
- Stylish new kitchen with integrated appliances
- Two double bedrooms (one with storage)
- Contemporary three-piece shower room
- Well-maintained communal garden
- Controlled priority parking area (Zone B9)
- Traditional sash and case windows
- Gas central heating system
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £280,000







Open-plan living room and kitchen, a stylish new kitchen with integrated appliances and two double bedrooms







A contemporary
three-piece shower room
and a well-maintained
communal garden





Let us help you find your next
dream property!



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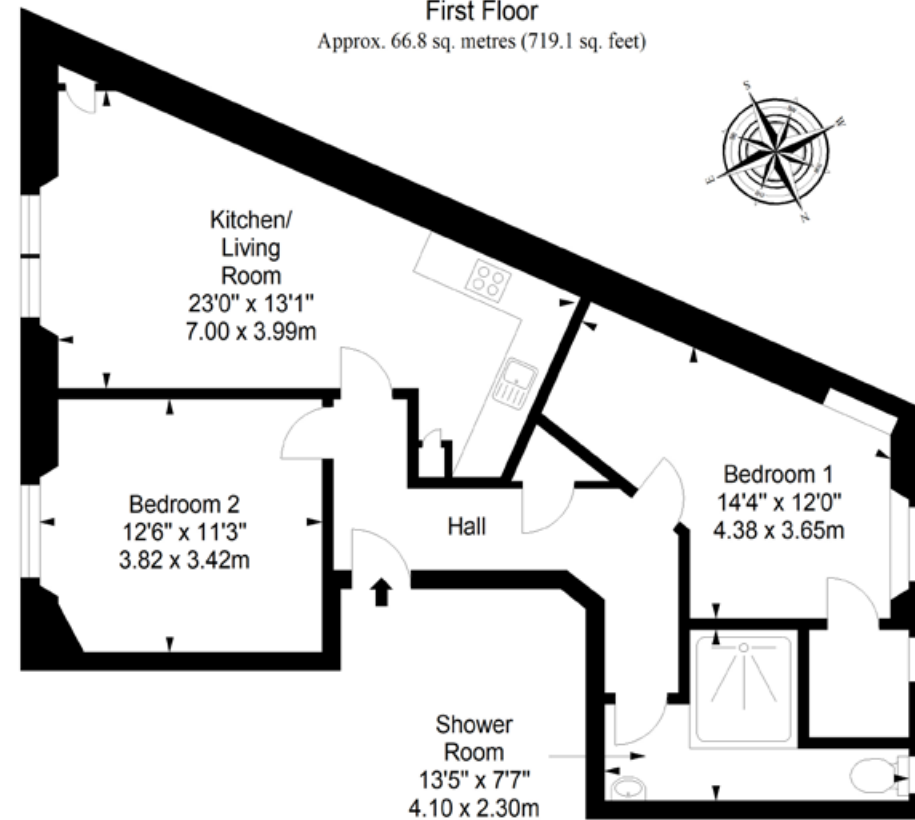
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 66.8 sq. metres (719.1 sq. feet)



Total area: approx. 66.8 sq. metres (719.1 sq. feet)