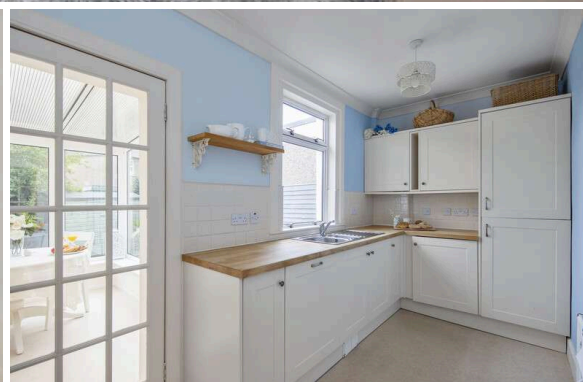




3 Riversdale Grove
MURRAYFIELD | EDINBURGH | EH12 5QS


warners
solicitors & estate agents



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Nestled in a quiet cul-de-sac in the heart of Murrayfield, moments from excellent amenities, quick transport links and vast open green spaces, is this immaculately presented terraced house. Boasting private front and rear gardens, gas central heating and double glazing this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, bright bay windowed lounge, contemporary kitchen with attractive units, spacious South facing conservatory and following upstairs the upper level enjoys two well-proportioned double bedrooms. The house is completed by a stylish bathroom with dazzling three piece suite. Externally the fully enclosed South facing rear garden is laid to lawn with a paved section ideal for al fresco entertaining.

- Heart of Murrayfield location
- Quiet cul-de-sac
- Private front and rear garden
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary kitchen
- Stylish conservatory
- Two double bedrooms
- Exquisite bathroom
- Free on street parking

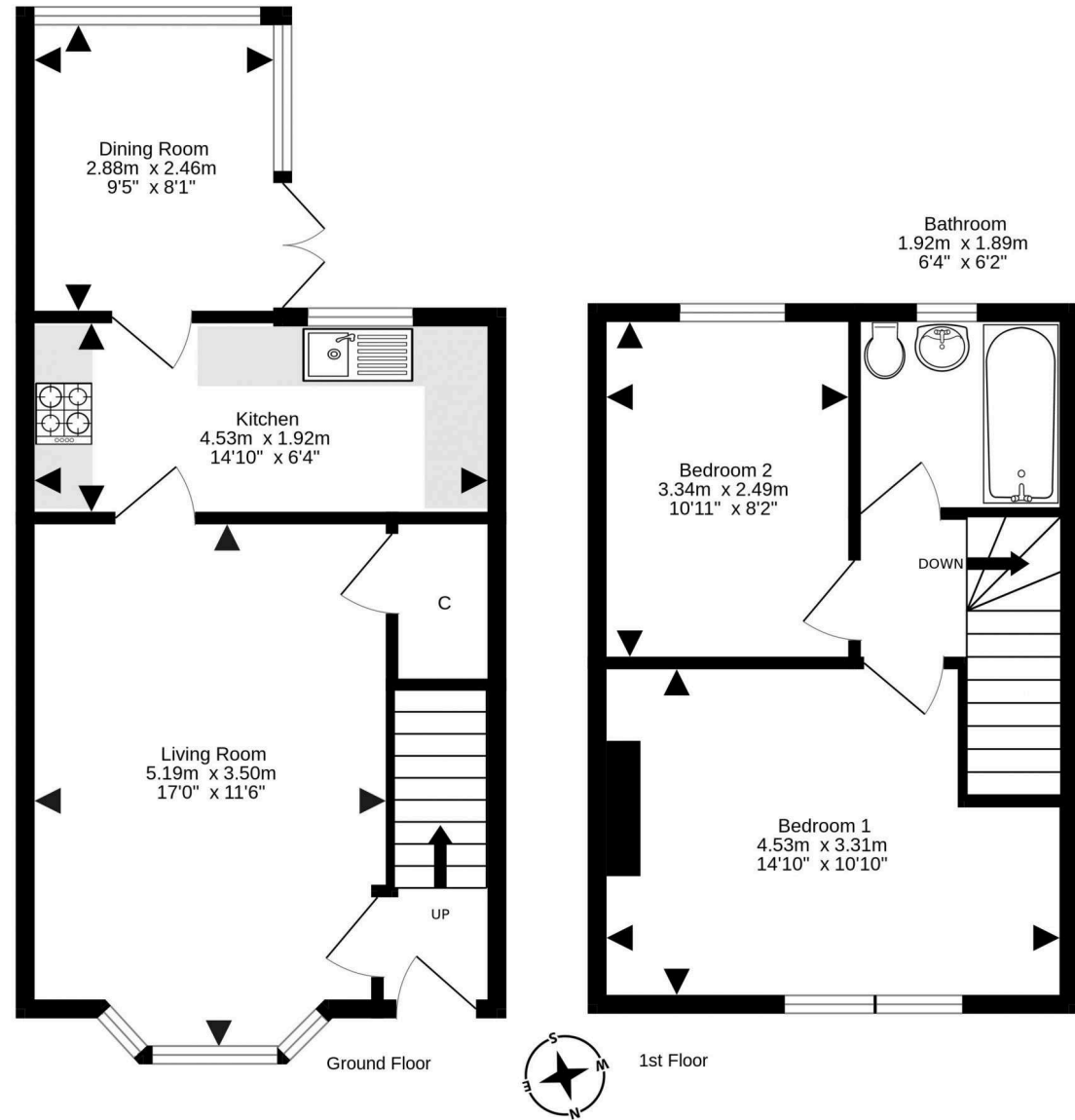
All furniture and kitchen appliances included in sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Murrayfield is a prestigious residential district of Edinburgh, situated 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 facilities available at the Gyle Shopping Centre or Craighleith Retail Park. Roseburn Park, Saughton Park, Water of Leith and Corstorphine Hill are also within walking distance. Leisure pursuits are well catered for with a number of well-known pubs, golf courses, Edinburgh Zoo and Murrayfield Ice Rink, in addition to a variety of clubs and organisations for adults and children alike. Schooling is well represented from nursery to senior level. An efficient public transport network with bus and tram stops nearby operates throughout the city and further afield. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024