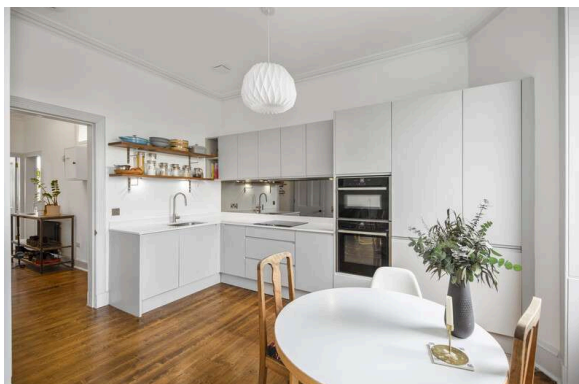
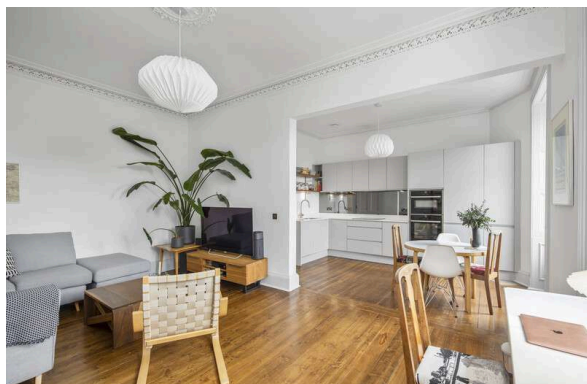




5 (3F2) Murrayfield Place  
MURRAYFIELD | EDINBURGH | EH12 6AA

Edinburgh Park  
Haymarket  
City Centre  
Murrayfield  
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## 5 (3F2) Murrayfield Place

MURRAYFIELD | EDINBURGH | EH12 6AA

Set in the heart of Murrayfield, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented and recently completely refurbished top floor apartment. Boasting ornate period features and a well-kept communal garden this property has been seamlessly upgraded to the highest standard whilst retaining the character and charm of a traditional property.

The accommodation comprises a welcoming entrance hallway with useful utility cupboard, bright open plan lounge/kitchen with brand new luxury kitchen units, generous dining space and detailed corning, two well-proportioned double bedrooms (one with built-in wardrobe and feature fireplace) and the apartment is completed by an exquisite bathroom with bath and separate shower.

- Traditional top floor apartment
- Stylish corning, ceiling rose and feature fireplace
- Completely renovated to the highest standard
- Welcoming hallway with utility cupboard
- Large luxury open plan lounge/kitchen
- Two double bedrooms
- Luxurious bathroom with bath and separate shower
- Well-kept communal garden

Extras included in this sale are, oven, combi microwave oven, induction stove, dishwasher all Neff branded. Fridge freezer and washer dryer both by Samsung, fitted black out blinds in both double bedrooms and light fittings also included in this sale. EPC rating D

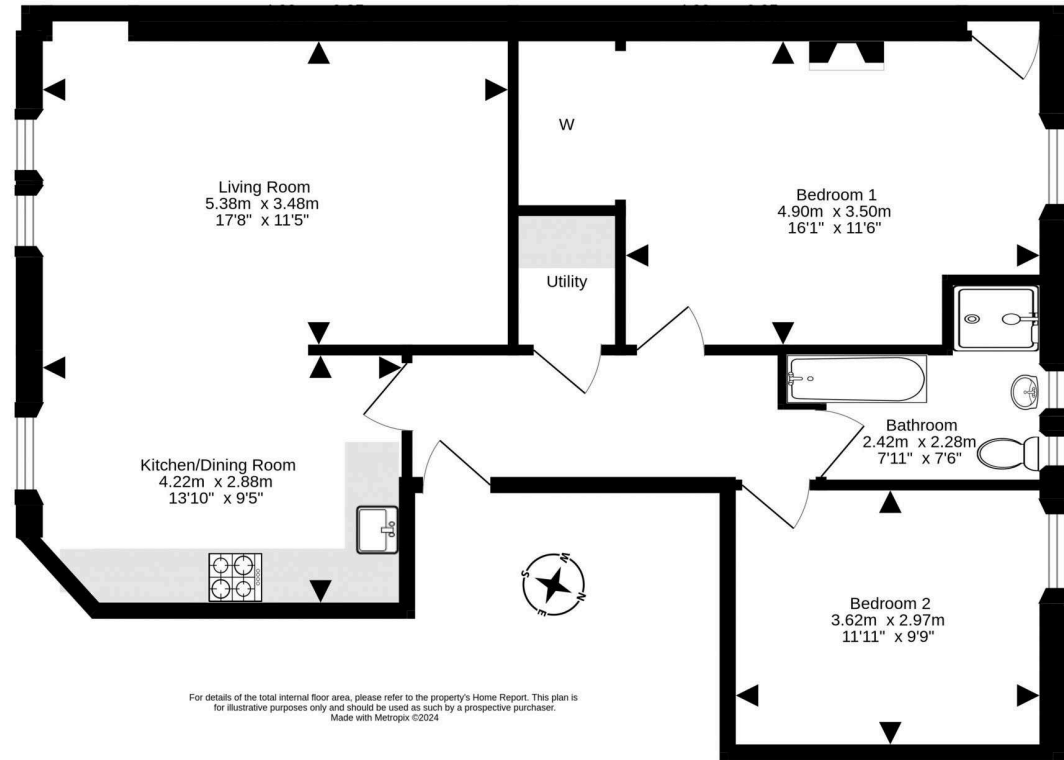
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Murrayfield is a prestigious residential district of Edinburgh, situated approximately one and a half miles west of the City Centre and 15 minute walk to the prestigious West End. 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, and area boasts stunning views of the Pentland hills. 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 only being a stones throw away from Haymarket train station as well. The city bypass and main motorway networks are also within easy reach.







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