



20/3 Russell Gardens  
MURRAYFIELD | EDINBURGH | EH12 5PP

  
**warners**  
solicitors & estate agents



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Set in the heart of a modern, manicured development moments from train and tram links, excellent amenities and vast open green spaces is this spacious ground floor apartment. Boasting ample resident's parking, secure entry access, gas central heating and double glazing this property which now requires light modernisation would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, a bright lounge with picture window and generous dining space, a contemporary dual aspect kitchen with attractive units, master bedroom with en-suite shower room and twin built-in mirrored wardrobes, two further well-proportioned double bedrooms and the flat is completed by a main bathroom with three piece suite.

- Modern development set amongst tree lined communal grounds
- Ample resident's parking
- Ground floor apartment
- Welcoming hallway with storage
- Bright lounge with dining space
- Contemporary kitchen
- Three double bedrooms
- Two bathrooms

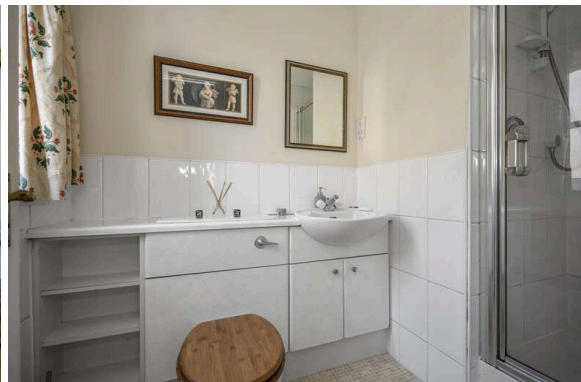
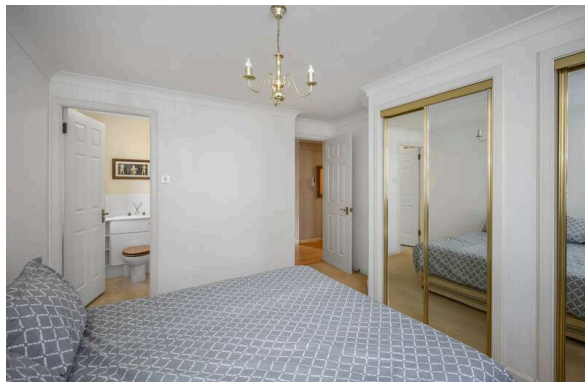
All fixtures and fittings included. EPC Rating C. Council Tax Band E.

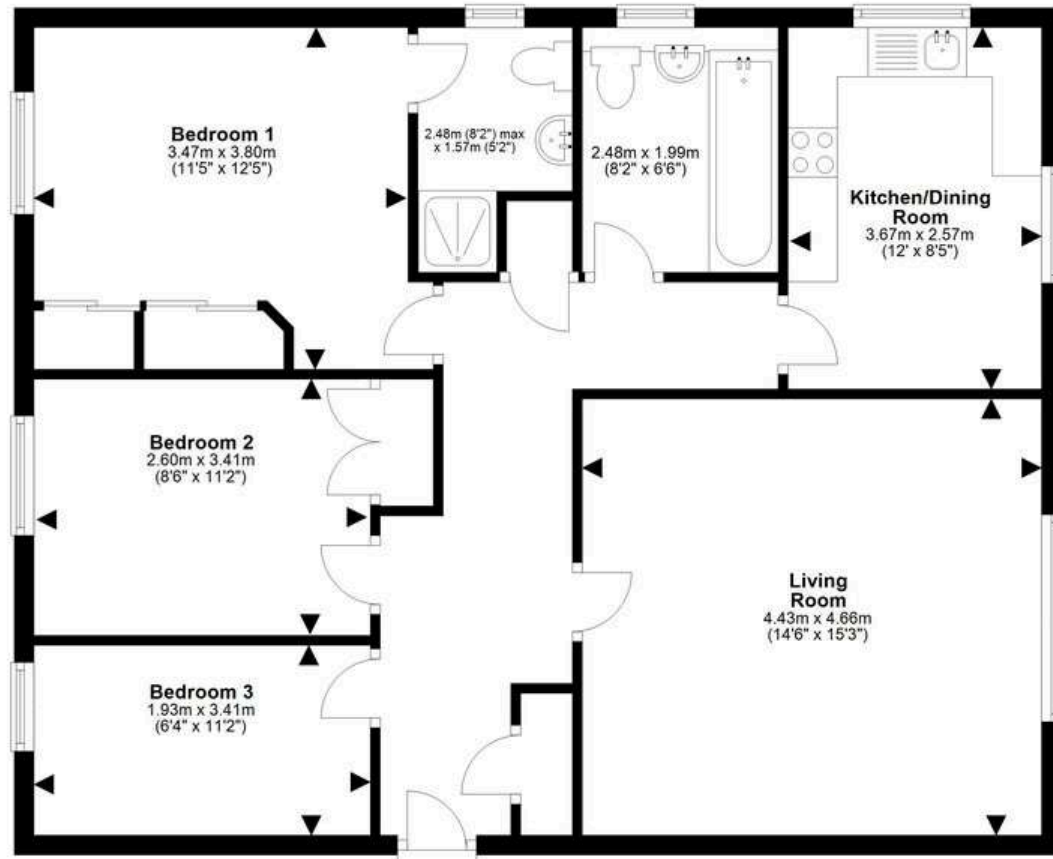
Factoring charges charged every 3 months approx £240.

**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 West End. The area is highly regarded for its leafy ambience and, its proximity to 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 only being a stones throw away from Haymarket train station as well. The city bypass and main motorway networks are also within easy reach





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