



31 Riversdale Grove
MURRAYFIELD | EDINBURGH | EH12 5QS


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solicitors & estate agents



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Spacious well maintained terraced villa offering flexible accommodation and situated on a quiet cul-de-sac in the heart of Murrayfield, moments from excellent amenities, quick transport links and vast open green spaces. Boasting a driveway, private enclosed rear garden, gas central heating, double glazing and a floored attic accessed from a fixed staircase, this property would make an ideal home in a well-connected location. The accommodation comprises a welcoming entrance hallway, bright bow windowed lounge with feature fireplace, breakfasting kitchen fitted with attractive units and a range of integrated appliances and giving access to the rear garden. The upper level offers a rear facing double bedroom, a contemporary shower room with feature shower and vanity sink unit and a flexible front facing study/dressing/bedroom with good fitted storage and a fixed staircase to an upper bedroom/study. Externally the property further benefits from a fully enclosed rear garden with patio area and a paved driveway to the front.

- Quiet cul-de-sac in heart of Murrayfield location
- Well maintained and flexible accommodation
- Welcoming hallway
- Bright bow windowed lounge with feature fireplace
- Breakfasting kitchen with access to enclosed rear garden
- Two double bedrooms
- Study/dressing room
- Gas central heating and double glazing
- Good storage options
- Driveway to front
- Un-restricted on street parking

Council Tax band F, Energy Rating D.

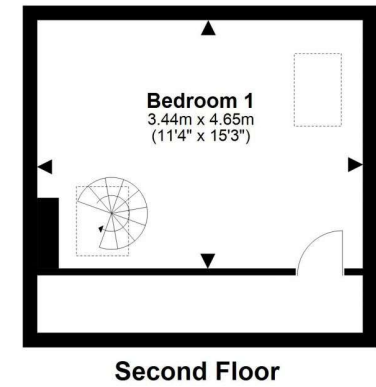
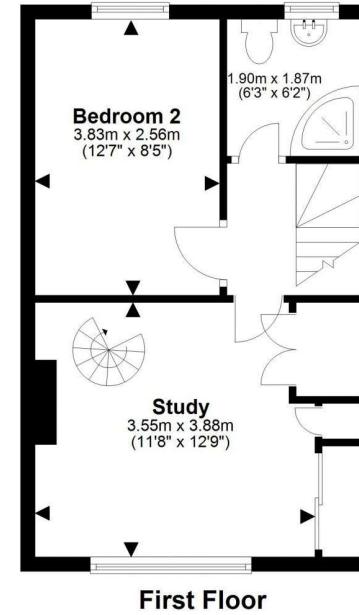
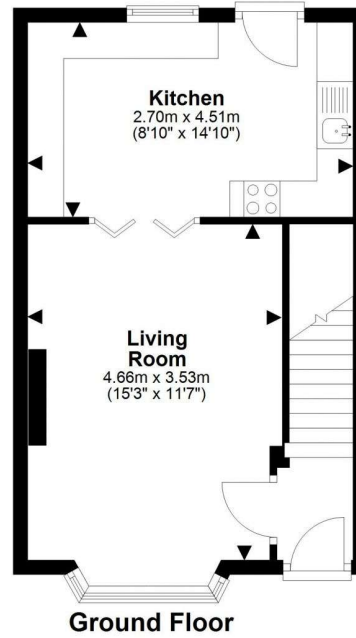
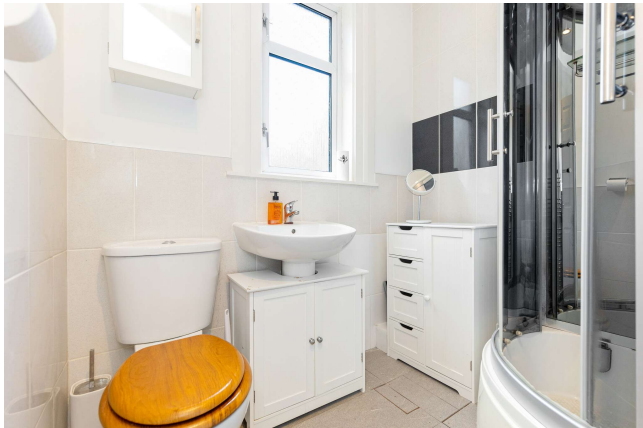
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Murrayfield is a prestigious residential district of Edinburgh 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 shopping facilities available at the Gyle Shopping Centre or Craigleith Retail Park. There is a choice of highly regarded schools from nursery to senior level. Leisure pursuits are well catered for with a number of well-known golf courses and Edinburgh Zoo. The city bypass and main motorway networks are also within easy reach.

All fixtures, fittings, integrated appliances and the range cooker are included in the sale.





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