




COULTERS<sup>©</sup>

# 7A SAUGHTON CRESCENT

MURRAYFIELD, EDINBURGH, EH12 5SL

 4 BED  3 BATH  1 PUBLIC











## TAKE A LOOK INSIDE

7A Saughton Crescent is a beautifully presented, one-of-a-kind, detached property situated on a quiet street in the desirable residential area of Murrayfield. Built in 2015, this modern home offers spacious accommodation over three levels.

On the ground floor, there is: a spacious hall; bright and sunny sitting/ dining room with French doors leading out to the rear garden, spacious fitted kitchen with shaker style units offering ample storage and worktop space; and a shower room. Upstairs, on the first floor there are three good sized double bedrooms with the principal bedroom having a stylish en suite. A sizeable fourth double bedroom with en suite bathroom is situated on the top floor.

The property is fitted with gas central heating and double glazing.

## KEY FEATURES

-  Bright and spacious detached property.
-  Four double bedrooms, two with ensuite.
-  Well-maintained private gardens.
-  Gated private driveway.
-  Great transport links including nearby tram stop.
-  Lovely local walks and excellent cycle network



There is a private south facing garden to the rear of the property which is landscaped with astroturf and paving stones for ease of maintenance. The front garden is gated, and paved providing off street parking for multiple vehicles.

#### Extras

All blinds, curtains, light fittings, fitted flooring, integrated appliances are included in the sale price. Other items may be available subject to separate negotiation.







## THE LOCAL AREA

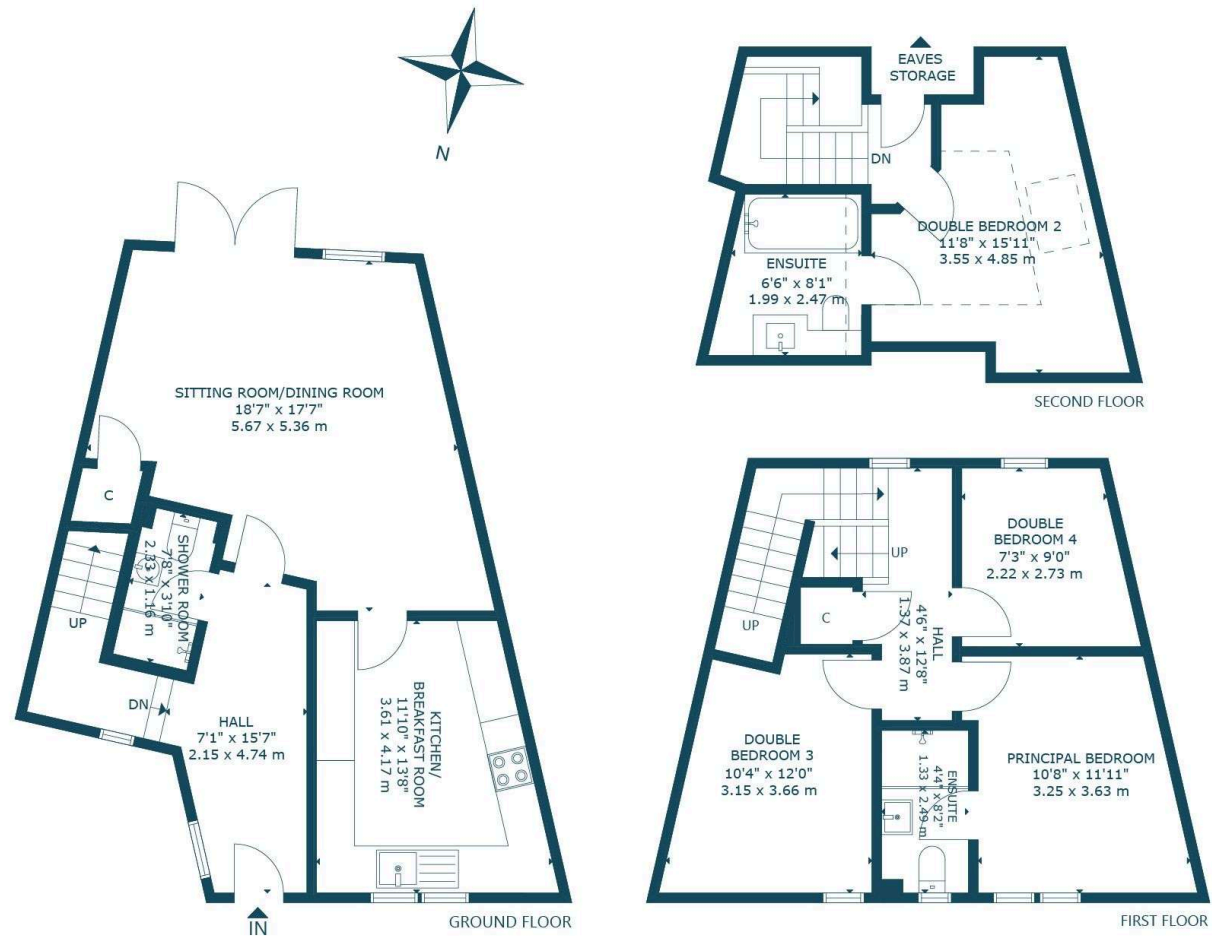
Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the Pentland Hills, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of shops, delis, restaurants and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its fashionable bars and boutiques is also close by.

Set beside the picturesque Roseburn Park and Saughton Park, Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. The property is in the catchment for nearby Balgreen Primary School, and Tynecastle High School. Some of Edinburgh's finest private schools are within close reach including St George's School for Girls, Mary Erskines and Stewart's Melville.

Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,322 SQ FT / 123 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.