

COULTERS ©

8 CAMPBELL AVENUE

MURRAYFIELD, EDINBURGH, EH12 6DS

 5 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

8 Campbell Avenue is a superb maindoor upper villa situated in the highly desirable area of Murrayfield. Situated on a quiet residential street, the property boasts extremely bright and spacious accommodation and a private rear garden.

Whilst the property has been well maintained, it would now benefit from modernisation and redecoration.

KEY FEATURES



Extremely bright and spacious maindoor upper villa.



Four double bedrooms and bedroom/study.



Private, well maintained rear garden.



Unrestricted on-street parking. Garage available by separate negotiation.



Situated on a quiet street in the highly desirable area of Murrayfield.



Lovely leafy outlook with Pentlands in the distance.





The accommodation comprises - maindoor entrance at ground floor level; entrance stair leading up to a large central hallway with two storage cupboards; sitting room with bay window; dining room leading to the kitchen which has a door leading the the rear steps and back garden; 4 double bedrooms; bedroom 5/study; and bathroom.

Unrestricted on-street parking is available on Campbell Avenue. A garage, which is situated just across the road from the flat, in a terrace of garages at the top of Ormidale Terrace, is available by separate negotiation (Offers over £60,000).





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 and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques is also close by.

Many of Edinburgh's finest private schools are in close proximity to the property.

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.

EXTRAS

All curtains, blinds, flooring and light fittings are included in the sale price, as are the kitchen appliances.





Campbell Avenue,
Edinburgh, EH12 6DS



Approx. Gross Internal Area
1539 Sq Ft - 142.97 Sq M

For identification only. Not to scale.
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GET IN TOUCH

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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.