

COULTERS®

82 MURRAYFIELD GARDENS

MURRAYFIELD, EDINBURGH, EH12 6DQ

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

82 Murrayfield Gardens is a handsome five-bedroom Victorian terraced house, peacefully positioned at the top end of a quiet street in the heart of Murrayfield. This much-loved family home offers extremely well-proportioned accommodation over three levels, with a delightful private rear garden, charming period features and a garage on nearby Ormidale Terrace.

Set back behind a neat front garden, the property opens into a traditional entrance vestibule and welcoming hallway, where original Victorian floor tiles, ornate cornicing and timber detailing immediately establish the character of the home.



Substantial terraced family home.



Flexible layout with five double bedrooms.



Beautiful and highly private garden.



Single garage and on street parking available.



Twenty minute walk to Haymarket station.



Lovely local parks and scenic walks nearby.



EPC Rating - D



Council Tax Band - H



To the front, the elegant dining room is filled with natural light from a large bay window and features an original fireplace with tiled insert and an Edinburgh press. To the rear, a cosy family room with open fire overlooks the garden and provides a flexible living space.

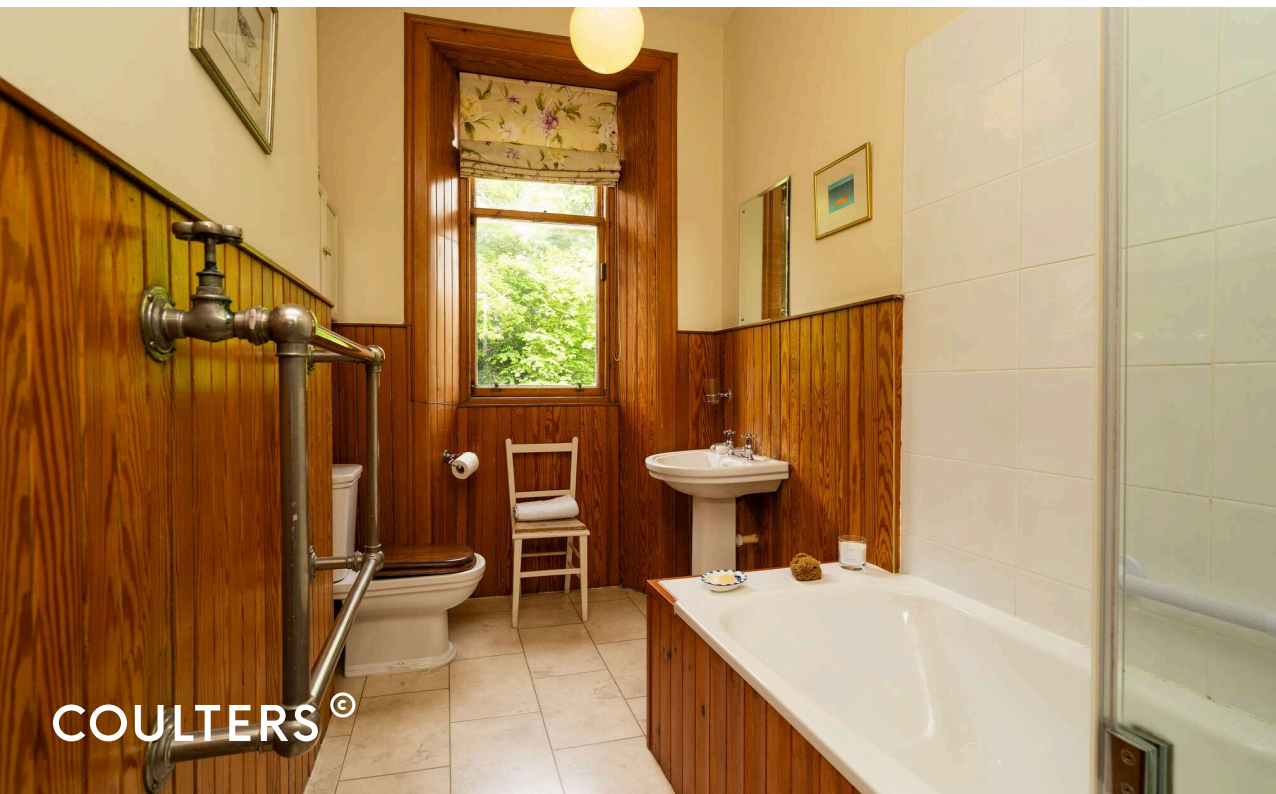
The wonderful breakfasting kitchen is positioned off the main hall and is fitted with shaker-style units, granite worktops and a traditional AGA. A utility room—with adjoining WC and boiler cupboard—offers direct access to the garden patio. Just off the kitchen, up a small flight of stairs, is what was formerly the maid's room, now a perfect home office.





MORE INFORMATION

The staircase, with its beautiful carved banister and overhead cupola, leads to the first floor, where an impressive drawing room features a lovely open fire, built-in cabinetry and shelving. The principal bedroom is also on this level, along with the family bathroom. On the top floor, there are four further double bedrooms, each full of character, with the front rooms enjoying pleasant views towards the Pentland Hills. A second bathroom with three-piece suite and overhead shower serves this level.



The rear garden is a real highlight of the home, offering excellent privacy and a peaceful setting. Beautifully maintained, it features a generous paved seating area, a centrally positioned greenhouse, a garden shed, outdoor store, and a striking wisteria climbing the rear boundary wall and fence. A single garage on nearby Ormidale Terrace provides secure off-street parking or useful storage.

The property benefits from gas central heating and single glazed sash and case windows.







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, takeaways 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.

There is an abundance of leisure and recreational amenities on the doorstep including Edinburgh Zoo, the National Galleries, Murrayfield Stadium and Murrayfield Lawn Tennis Club, and there are golf courses at both Ravelston and Murrayfield. Peaceful walks are available along the Water of Leith and at nearby Corstorphine Hill.

Some of Edinburgh's finest private schools are in, or close to, Murrayfield including St George's School for Girls and The Mary Erskine and Stewart's Melville Schools.

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 fitted flooring, light fittings, curtains, blinds and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £1,175,000



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3,146 SQ FT / 292 SQ M
 GARAGE 184 SQ FT / 17 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.