



Offers Over  
**£550,000**

## 60/3 Campbell Avenue

Murrayfield | Edinburgh | EH12 6DN

Forming part of the exclusive Ellersly Manor development and set within well maintained gated grounds is this rarely available first floor apartment in the prestigious Murrayfield district to the west of the City Centre. Situated close to local amenities and transport links, the property offers spacious accommodation along with private parking and viewing is highly recommended.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Gated communal gardens
-  Allocated parking space
-  Lift
-  EPC rating – B
-  Council tax band - D



## Description

Quietly located on the first floor, the property is accessed via the common stair or lift and you enter a welcoming hallway with video entryphone system and two storage cupboards. To your left is the spacious lounge which has twin windows offering a leafy outlook, a gas fire and fireplace and double doors leading through to a bright dining room. The kitchen can be accessed from either the dining room or hall and has a range of white wall and base units with co-ordinated worktops. The principal bedroom is light and airy with a triple window, built in wardrobe and fully tiled en-suite shower room. Bedroom two is another good sized double with a deep storage cupboard and built in wardrobe, and completing the accommodation is a fully tiled bathroom with shower over the bath.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings throughout will be included in the sale along with the gas hob and electric oven, fridge/freezer, washing machine and dishwasher.

## Gardens & Parking

The property is surrounded by delightful, well maintained gated communal gardens and there is an allocated parking space.

## Factoring

The grounds and common areas are factored by James Gibb at a cost of approximately £495.00 which is payable quarterly and also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





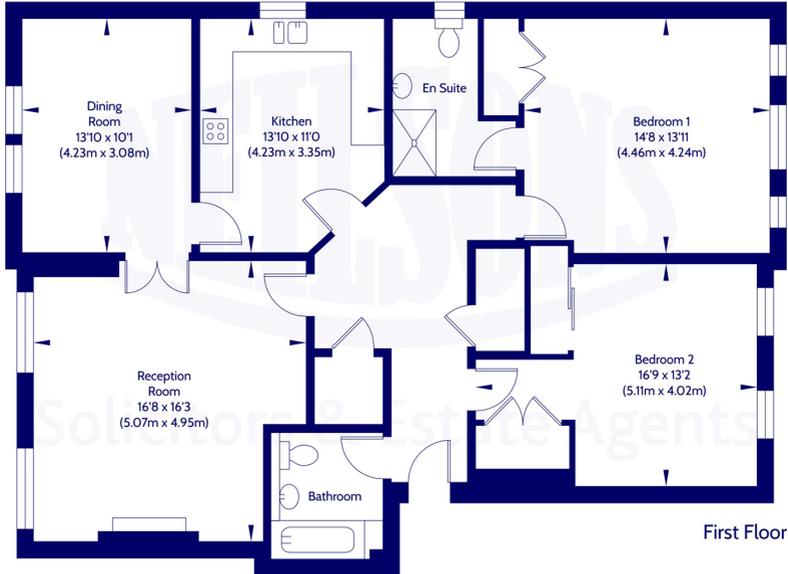
## Location

Murrayfield is a highly regarded residential area lying west of Edinburgh's City Centre with good public transport to the West End, Haymarket Railway Station and Princes Street. Excellent shopping and amenities are available in nearby Roseburn, Craighleith Retail Park and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly Mary Erksine, St George's and Stewart's Melville. The A8 provides good road connections to Edinburgh International Airport, City By-pass, the major motorway networks and the Queensferry Crossing.





Approx. Gross Internal Floor Area 118.76 Sq M / 1278 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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