










Fixed Price

**£420,000**

## 3A Western Terrace

Murrayfield | Edinburgh | EH12 5QF

A unique opportunity has arisen to purchase this impressive main door lower ground floor flat with extensive private gardens, situated within the heart of the popular area of Murrayfield, close to excellent commuting links and many local amenities. The accommodation retains some original features and would undoubtedly appeal to a wide variety of buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street parking
-  Extensive Private Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

In brief the subject comprises; entrance vestibule leading to welcoming entrance hallway with ample storage cupboards, light and airy reception room with dining recess, storage and French doors to rear garden, fitted kitchen with appliances, well proportioned principal bedroom with doors accessing rear garden, good sized second bedroom and bathroom with roll-top bath and shower over bath. Further benefits include gas central heating and ample storage.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer.

## Gardens & Parking

There is a well maintained extensive rear garden mainly laid to lawn and patio, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The shed will also be included in the sale. To the front lies a private patio area with storage. For the car user there is on-street parking as well as off street parking within the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

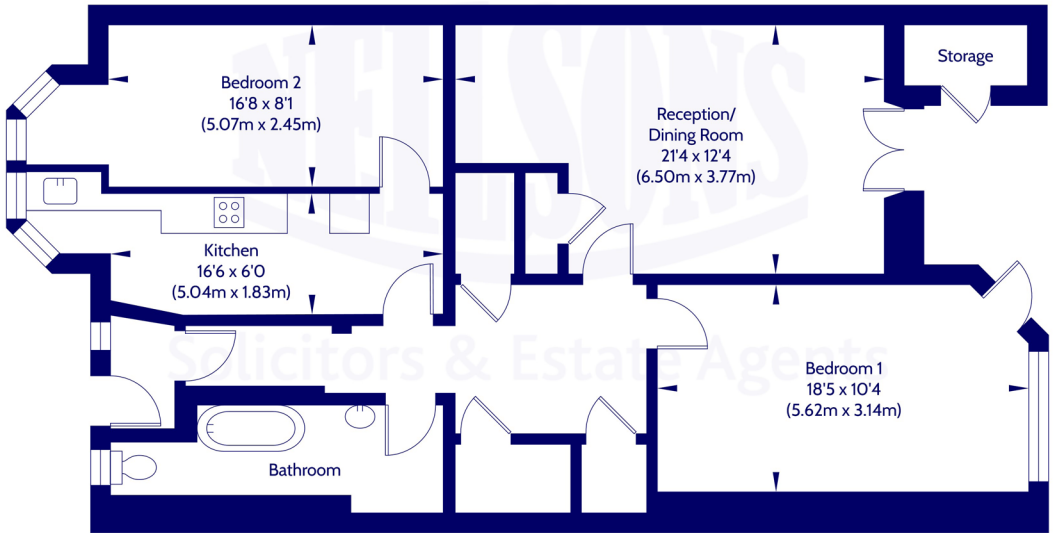
Murrayfield is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which is a short walk away. There are further amenities at nearby Roseburn and Balgreen and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre and the City Centre, all easily accessible by car or bus. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the city bypass on hand linking the A1, M8 & M9. Commuters will also have access to a nearby tram stop. There are many leisure and recreational facilities within the vicinity including Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.

## Lower Ground Floor

Approx. Internal Area 94.66 Sq M / 1019 Sq Ft.

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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