



Offers Over  
**£280,000**

## 48 Corstorphine Road

Murrayfield | Edinburgh | EH12 6JQ

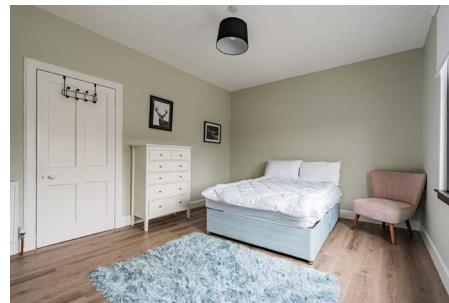
A beautifully renovated two bedroom main door upper villa in the sought after district of Murrayfield, with bright, generously proportioned accommodation and a modern finish throughout. Within easy reach of the city centre, transport links and green spaces, this home offers comfortable, stylish living and is sure to have a wide appeal including first time buyers and professionals.

- 2 bedrooms
- 1 public room
- 1 shower room
- On street parking
- EPC rating – D
- Council tax band - C



## Description

In true move in condition, the accommodation which is accessed via its own front door, briefly comprises; entrance hallway with stairs leading to the first floor, airy lounge/dining room with twin windows allowing plenty of natural light to flood the room, fitted kitchen with a range of base units with co-ordinated worktops and appliances, two double bedrooms, and a contemporary shower room with a white suite, heated towel rail and overhead rainfall shower. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric oven, and integrated washing machine and fridge/freezer.

## Parking

There is on street parking in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





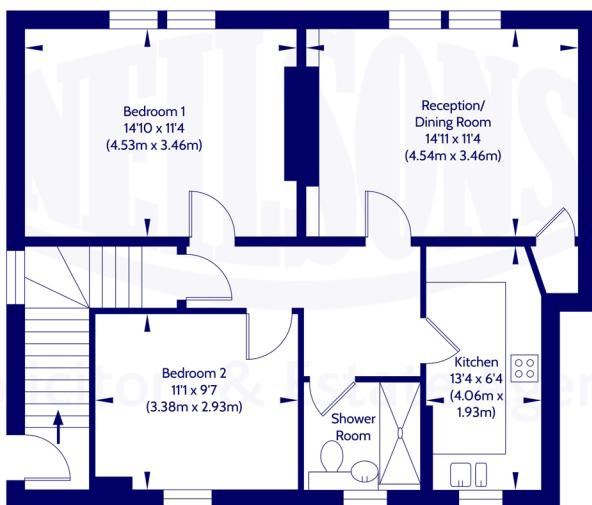
## Location

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, Craigleath 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, the City By-pass, the major motorway networks and the Queensferry Crossing.



Approx. Gross Internal Floor Area 69 Sq M / 740 Sq Ft.

1st 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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