



Offers Over
£170,000

6/7 Murdoch Terrace

Polwarth | Edinburgh | EH11 1AY

A stylish first floor flat offering the ideal first time buy within easy walking distance of the city centre and excellent amenities. Presented for sale in move-in condition and offered to the market chain-free, early viewing is recommended.

- 1 bedroom
- 1 reception room
- 1 shower room
- Shared garden
- Zoned permit parking
- EPC rating – C
- Council tax band – B



Description

Forming part of an attractive traditional tenement with secure entry and access to a shared garden and drying green, this beautifully presented first-floor flat offers an ideal opportunity for first-time buyers seeking a stylish yet practical home. A welcoming hallway with contemporary ceramic tiled flooring leads into a bright and generously proportioned reception room to the front, providing excellent space for both relaxing and dining, while the adjoining kitchen creates a sociable layout perfect for entertaining friends. The kitchen is finished to a high standard with modern wall and base units, striking metro-tiled splashbacks and integrated oven and hob, with the washing machine and fridge also included in the sale. The spacious double bedroom enjoys excellent built-in storage, including wardrobes and cupboards housing the water tanks, while a sleek and luxurious shower room with underfloor heating completes the accommodation. Additional features such as electric heating and full double glazing enhance comfort and efficiency, making this an appealing and move-in-ready home in a popular setting.



Extras

Included in the sale will be the integrated oven and hob, washing machine and fridge. The furniture, curtains and light fittings are all available by separate negotiation.

Gardens and Parking

To the rear of the building is a well-maintained communal garden/drying green with lawn, paving and clothes drying posts. Zoned permit holder parking is available on street to the front.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

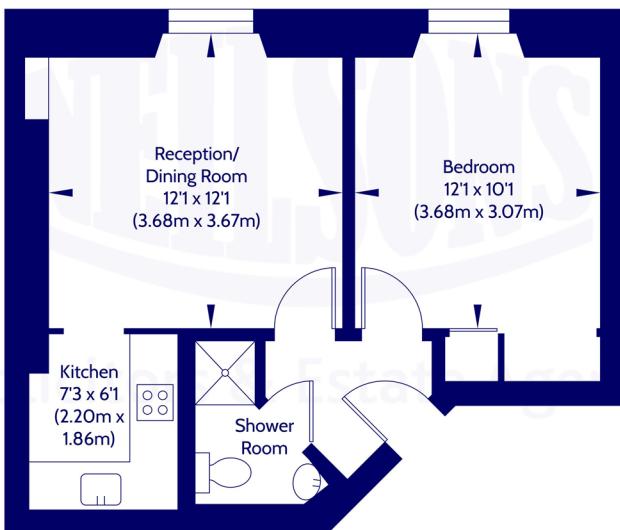
Murdoch Terrace forms part of the reputable residential district of Polwarth, lying just to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multiscreen cinema, Nuffield Health Fitness & Wellbeing Gym and various entertainment and dining facilities. The cosmopolitan Edinburgh Quay is also easily accessible along the Union Canal path hosting a variety of bars, bistros and restaurants. The property is also close to the wide green spaces of Harrison Park and the area is ideal for those connected with Napier and Edinburgh Universities.





Approx. Gross Internal Floor Area 36 Sq M / 385 Sq Ft

1st Floor



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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✉ mail@neilsons.co.uk

📞 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

