

13 MURRAYFIELD GARDENS
MURRAYFIELD, EDINBURGH, EH12 6DG

CURRAN & CO
PROPERTY



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OFFERS OVER £850,000



'Constructed in 1902, this handsome period home retains a wealth of original features, including ornate cornicing, fireplaces, sash and case windows and a striking timber staircase'

- Victorian House in Prime Murrayfield Location
- Four Living Spaces & Well-Equipped Kitchen
- Four Double Bedrooms
- Family Bathroom & Separate Shower Room
- Period Features Throughout
- Gas Central Heating & Solar Panel Water Heating
- Excellent Storage (Including Attic & Cellar Space)
- Generous Private Gardens



Description

An elegant and substantial four-bedroom Victorian terraced home, occupying a prime position on one of Murrayfield's most desirable residential streets, with a beautiful south-west facing garden and exceptional potential for modernisation. Constructed in 1902, this handsome period home retains a wealth of original features, including ornate cornicing, fireplaces, sash and case windows and a striking timber staircase, while offering generously proportioned accommodation throughout and a rare opportunity to create a superb family home tailored to individual requirements.

Entered via a vestibule, the ground floor accommodation comprises a welcoming reception hallway with an impressive original staircase and useful storage beneath. To the front, a magnificent bay-windowed sitting room is flooded with natural light and showcases fine period detailing, including decorative cornicing, an elegant fireplace and a shelved press. To the rear, a well-proportioned family room offers flexible living and dining space, also benefiting from a press cupboard.

The kitchen is well-appointed and enjoys direct

access to the rear garden. A formal dining room, again with a press cupboard, features double doors opening into a bright conservatory—an ideal garden room enjoying a peaceful outlook and access to the patio and garden beyond. A shower room completes the ground floor accommodation.

A carpeted staircase leads to the first floor, where a generous landing is illuminated by a large cupola, creating a wonderful sense of light and space. The principal bedroom to the front enjoys a bay window, ornate cornicing, fireplace and wash hand basin. There are three further double bedrooms, two quietly positioned to the rear (one with a feature fireplace and shelved press), and a fourth double bedroom. The family bathroom is fitted with a bath and electric shower over, complemented by fitted storage, two chrome towel rails and a skylight.

The property benefits from gas central heating, supplemented by solar panels for water heating. The windows are predominantly traditional sash and case, with double glazing to the rear. Additional storage is provided by a cellar beneath the kitchen and conservatory, as well as a large attic space accessed via a hatch and ladder from the first floor

landing.

Externally, the front garden is laid to lawn with mature planting and a gated path leading to the entrance. To the rear, the expansive south-west facing garden is a particular highlight, featuring a generous lawn, mature shrubs and borders, a patio area ideal for outdoor entertaining, and a garden shed. Zoned permit parking is available on the street to the front of the property.

Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances. Other items are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band G.





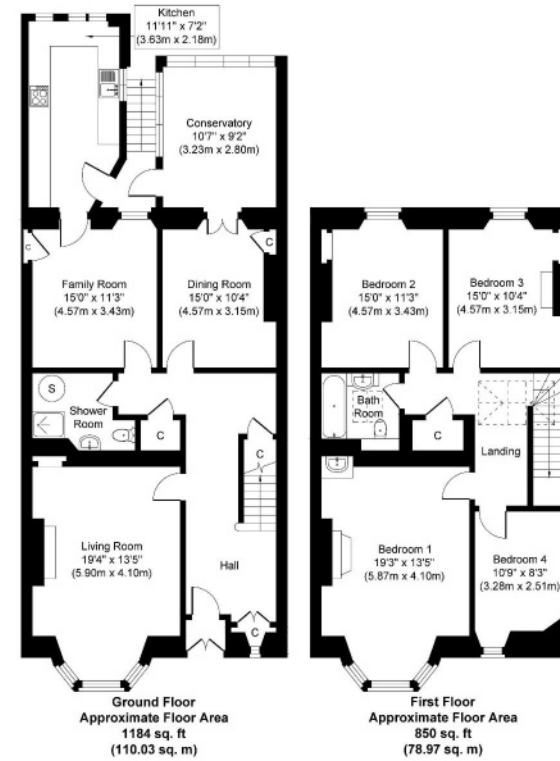
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.