



5 (1F1) Murrayfield Place
MURRAYFIELD | EDINBURGH | EH12 6AA

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Beautifully presented first floor flat, forming part of a well-maintained traditional tenement in the heart of Murrayfield, moments from excellent amenities, quick transport links and vast open green spaces. Boasting ornate period features, and a well-kept communal garden, this property has been lovingly dressed for modern living whilst retaining the character and charm of a traditional property. The accommodation comprises a welcoming entrance hallway with useful storage, gorgeous, bright south facing living room with leafy outlook, lovely feature fireplace with decorative fire, ornate cornicing and storage. Luxurious modern high gloss fitted kitchen/dining room with a range of integrated appliances, oak topped breakfast bar, separate utility and pantry cupboards. Two well-proportioned double bedrooms and an exquisite modern shower room finish off this lovely apartment.

- Beautifully presented first floor apartment with an effortless blend of traditional and contemporary fixtures and fittings
- Welcoming hallway with storage
- South facing lounge with stylish cornicing, ceiling rose and feature fireplace
- Fitted dining/kitchen/family room, utility and pantry cupboards
- Two double bedrooms
- Shower room with feature dual headed mains shower
- Gas central heating and double glazing
- On street resident permit, restricted and unrestricted street parking

Energy rating D, Council tax band D, there is no factor associated with this property.

Extras included in this sale are the dishwasher, oven, hob, fridge/freezer, curtains, blinds, and chandelier in dining area.

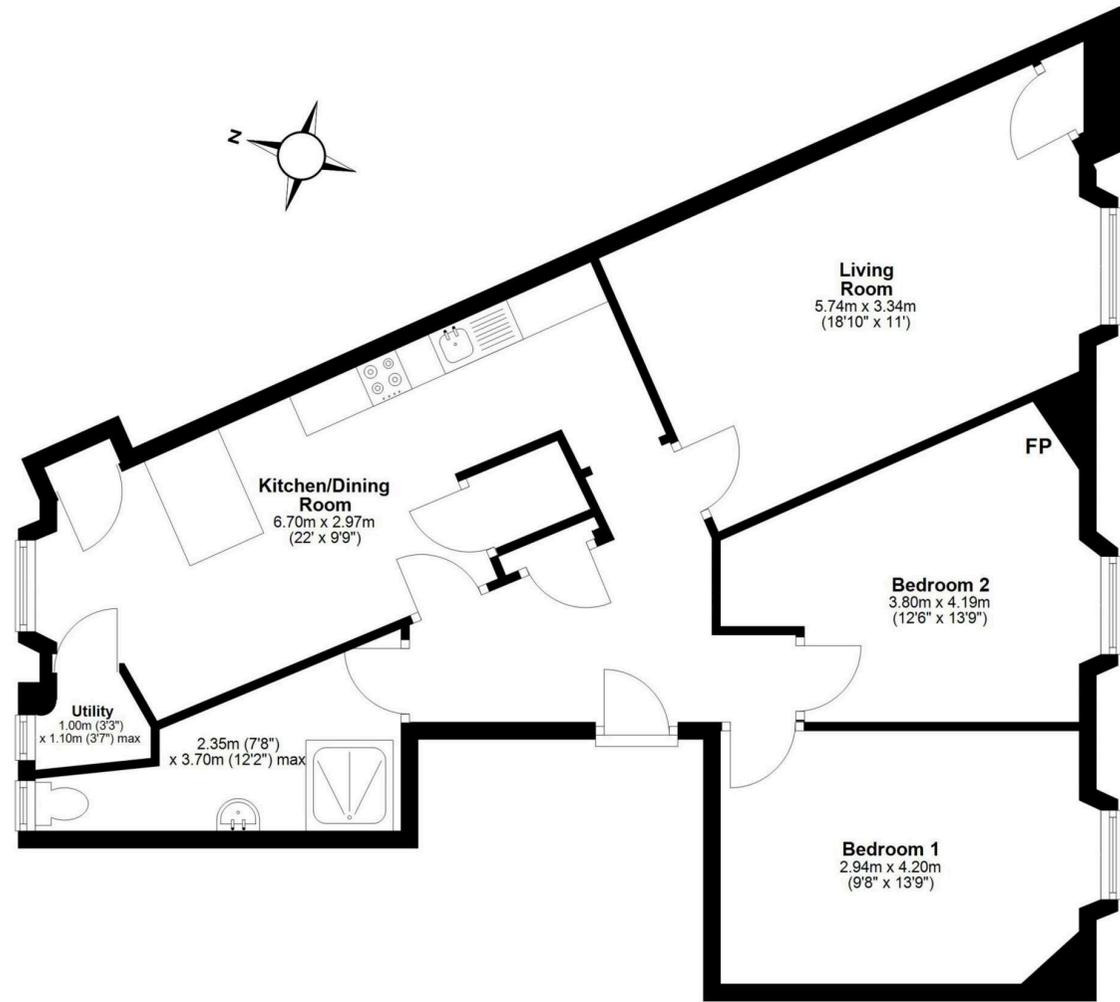
The washing machine, and dryer may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the prestigious Murrayfield area of Edinburgh, which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. An alternative choice is available at Corstorphine Village and Gyle Shopping Centre, with the Hermiston Gait also close by. Heading in an easterly direction, the city centre itself can be accessed by car in as little as ten to fifteen minutes, or on foot in 30 minutes. . Leisurewise the choice is excellent and includes established clubs, gyms, and organisation which cater for both adults and children alike, a private Health and Sports Club, Edinburgh Zoo and Murrayfield Ice Rink and Rugby Stadium. The water of Leith pathway is just outside as is the Roseburn path both excellent for walking, running or cycling. Schooling is well represented from nursery to senior level. An efficient public transport network operates to all parts of the town from outside on the main road or trams are 10 minutes' walk at Murrayfield. The city bypass and Main motorway networks can be reached within 15 - 20 minutes depending on traffic.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.