



Offers over £160,000

5/5 Murdoch Terrace, Edinburgh, EH11 1BE



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Traditional Tenement First Floor One Bedroom Flat Popular Area of Fountainbridge

A bright and neutrally decorated, one-bedroom first floor flat in a traditional tenement with contemporary kitchen and ample storage. This lovely property offers lovely living space, with views over the communal gardens, set on a residential street in popular Fountainbridge.

Entrance Hallway with Two Storage Cupboards; Sunny Sitting Room; Contemporary Fitted Kitchen; Double Bedroom with Storage Cupboard; Shower Room; Separate Guest Cloakroom; Communal Gardens; Gas Central Heating; Double Glazing Throughout; Simple Corning; Neutral Decor.

Factors fee: £33.15 per month

ACCOMMODATION (WIDEST POINTS)

Living room	11'6" x 10'9" (3.53 x 3.30)
Kitchen	6'7" x 6'5" (2.03 x 1.96)
Bedroom	12'2" x 10'9" (3.71 x 3.30)

LOCATION

Murdoch Terrace is a residential street, centrally located to take advantage of all that Edinburgh has to offer. A good selection of supermarkets and stores can be found at neighboring Dundee Street and Fountain Park Leisure Complex is just across the road with cinema, and a variety of eateries. An idyllic walk down the canal leads you to the stylish bars, restaurants and eateries of Lochrin Basin as well as the green spaces of Harrison Park. For the sporting type, there are several private and council gym facilities nearby. The property benefits from excellent local transport links, Haymarket Train Station and tram stop are a short walk away and a variety of bus routes are available on Dundee Street and Gorgie Road. Furthermore, the popular tram line offers easy access to Edinburgh International Airport and into the city centre. For the motorist, the neighboring A70 leads directly to the City Bypass and Scotland's Central Motorway Network.

EXTRAS

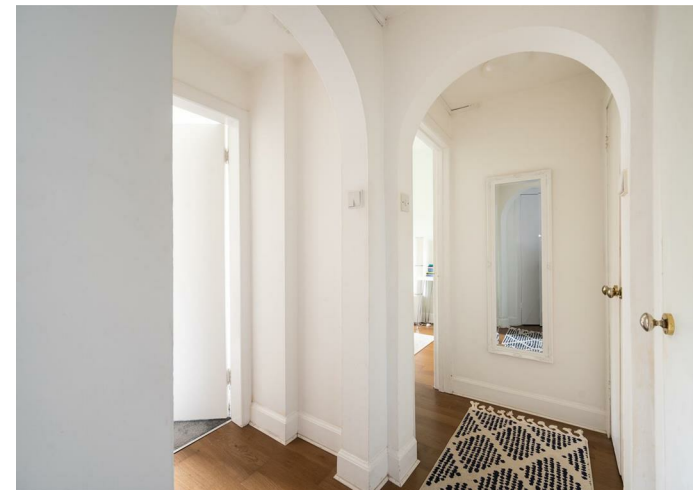
White goods included in the Sale

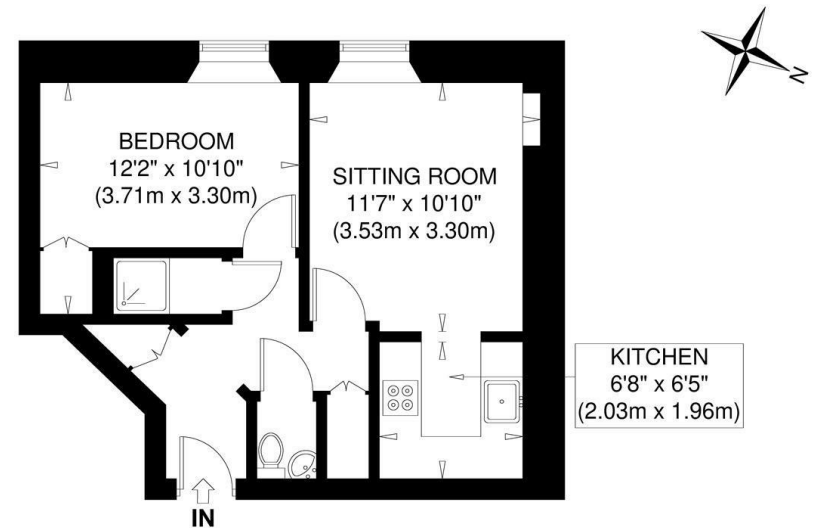
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 35.8 SQ M / 385 SQ FT

MURDOCH TERRACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 35.8 SQ M / 385 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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HM Harper
Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.