NEILSONS

Solicitors & Estate Agents



Fixed Price

£430,000

32/2 Murrayfield Avenue

Murrayfield | Edinburgh | EH12 6AX

Enviably located on a charming tree-lined street, this superb drawing room flat forms the entire first floor of a sympathetically converted Victorian townhouse and offers generous accommodation with attractive period features. Close to superb amenities and transport links, the property is offered to the market in move in condition and chain free.

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Zoned permit parking
- EPC Rating - C
- Council Tax Band - F



Description





A secure entry system leads to a well-maintained communal entrance with attractive original staircase rising to the first floor where the front door opens to a welcoming hallway. Glazed double doors lead to the impressive bay windowed reception room which boasts fine period features including fireplace, ornate plaster cornice and stripped wood flooring. There is ample space for large scale living and dining furniture and a door leads to the kitchen/ breakfast room, providing a sociable connection between the two spaces, ideal for entertaining. The kitchen is fitted with a range of wall and base units with integrated oven, hob and cooker hood with the freestanding dishwasher, washing machine and American style fridge freezer also included in the sale. There are two good sized double bedrooms, both enjoying a peaceful aspect to the rear of the property with Bedroom 1 having built-in wardrobes and storage and a view to the Pentland Hills. A well-appointed bathroom with white suite and over bath shower completes the accommodation. Benefits on offer include gas central heating and double glazing to the rear windows.

Extras and Note

The aforementioned kitchen appliances are to be included in the sale along with light fittings and floor coverings. The furniture is available to be included if desired. Please note that the bedrooms have been subject to Virtual Staging to show the effect and scale of furniture within the property. It should be noted that it is unfurnished, as per the 'before' photographs, with the exception of some small free standing items and a bedframe.



Parking

Ample residents parking bays are available on the street, with permits available to purchase from The City of Edinburgh Council.



Viewing

Please contact Neilsons on 0131 625 2222

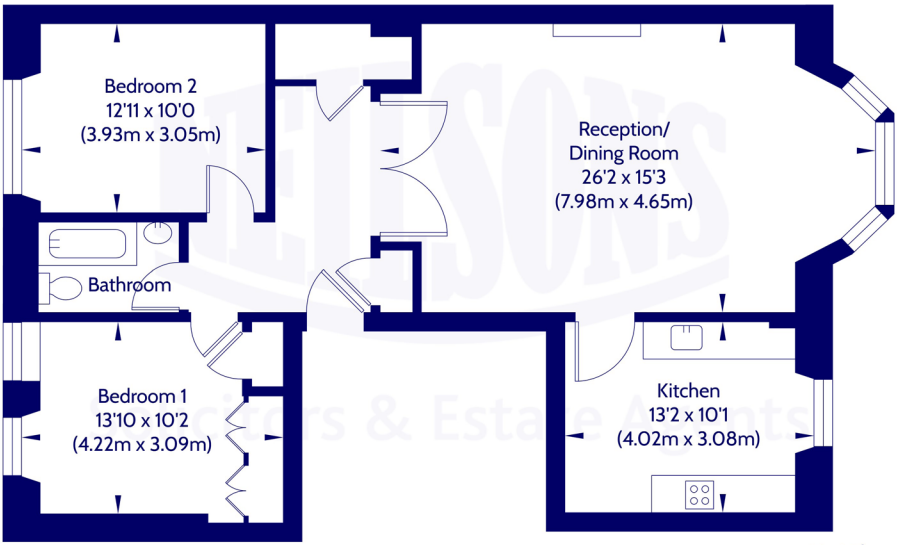




Location

Nestled just west of Edinburgh's city centre, Murrayfield is one of the capital's most sought-after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to its proximity to excellent schools, including St George's, Stewart's Melville College and Mary Erskine School, while professionals appreciate the short commute to the city centre. Nearby amenities include the famous Murrayfield Stadium, picturesque Corstorphine Hill Nature Reserve, Murrayfield and Ravelston Golf Clubs, and vibrant shopping and dining options in nearby Roseburn, with the Water of Leith walkway offering swift access to the Galleries of Modern Art, Dean Village and Stockbridge beyond. Excellent transport links provide swift access by bus or tram to the city centre and out to Edinburgh International Airport, whilst by car, the city bypass and central motorway network are within easy reach. With its prime location, serene environment, and excellent connectivity, Murrayfield is an idyllic choice for those seeking a high-quality lifestyle in the heart of Edinburgh.

Approx. Gross Internal Floor Area 85.69 Sq M / 922 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

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

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year