



10 STAIR PARK

Murrayfield, Edinburgh, EH12 6HL



1

Public Room



2

Bedrooms



1

Bathroom



10 STAIR PARK

Welcome to a rarely available two-bedroom terraced home offering bright, well-proportioned interiors finished in a crisp, modern style, ideal for a wide range of buyers. 10 Stair Park enjoys a sun-filled living room and a contemporary dining kitchen with a Belfast sink, excellent storage and direct access to the exceptional rear garden, creating a practical and inviting living space. Upstairs, there are two comfortable bedrooms with built-in wardrobes and a contemporary shower room, while additional storage throughout enhances everyday convenience. A private enclosed garden with patio seating and a driveway with EV charger further adds to the home's appeal.

Part of an established residential setting in sought-after Murrayfield, the property benefits from a prime location close to a variety of local amenities, well-regarded schools, and excellent transport links. The area is also known for its proximity to open green spaces and leisure facilities, while Edinburgh city centre is easily accessible, making it ideal for both commuting and enjoying everything the capital has to offer.







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EPC
RATING

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COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Rarely available terraced home in Murrayfield
- Part of an established residential neighbourhood
- Immaculately presented modern interiors throughout
- Entrance hall with built-in storage
- Sunny living room presented to a high standard
- Attractive modern dining kitchen with rear access and storage cupboard
- Landing with storage
- Carpeted main bedroom with a built-in wardrobe
- Versatile second bedroom with sunny aspect and a built-in wardrobe
- Three-piece shower room with mirrored vanity storage
- Exceptional private garden enclosed to the rear with patio seating
- Private driveway parking with EV charger





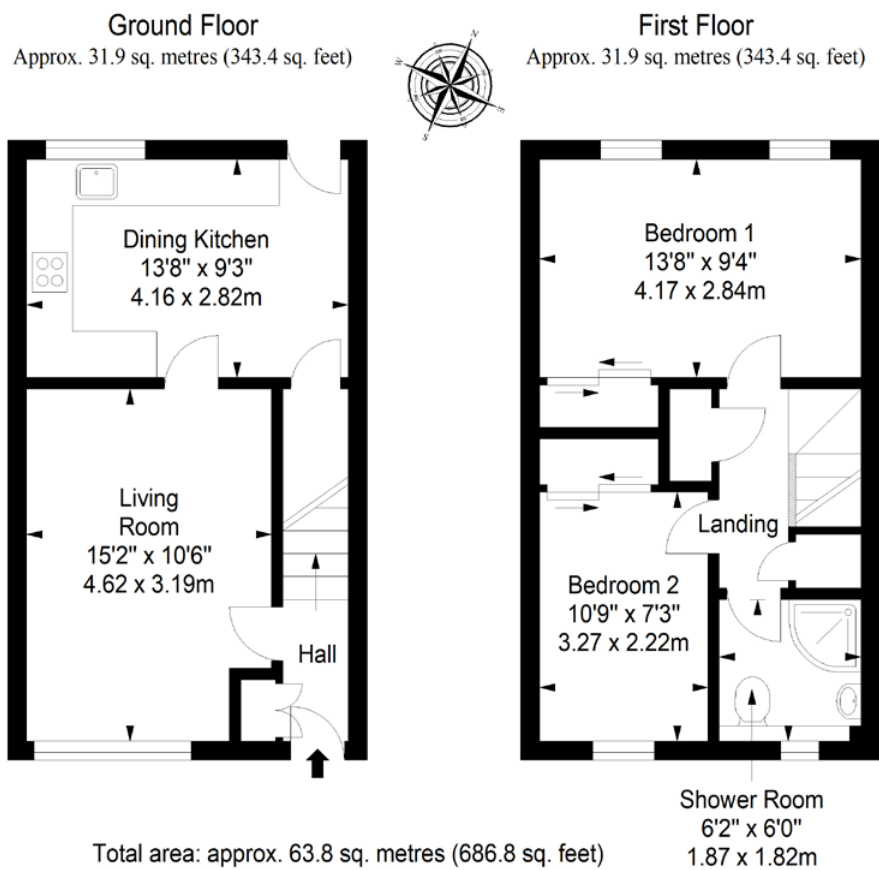


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



MURRAYFIELD, EDINBURGH

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.



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