

COULTERS<sup>©</sup>



# 5/1 GUARDIANSWOOD

MURRAYFIELD, EDINBURGH, EH12 6PG

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

This lovely one-bedroom flat is situated in the highly sought-after area of Murrayfield, within a quiet cul-de-sac that is tucked away just off Ellersly Road. Located on the ground floor, the property is presented in move-in condition throughout and benefits from a peaceful setting despite its close proximity to the city centre.

There are excellent transport links close by, including buses across the city and the tram link a short walk away, ensuring easy access to the airport. With all that it has to offer, the flat is sure to appeal to first-time buyers, investors and downsizers alike.

## KEY FEATURES

- Ground floor flat in factored building.
- Spacious double bedroom.
- Modern shower room.
- Private residents car park.
- Well-kept communal gardens.
- Excellent amenities at both Roseburn and Haymarket.
- EPC Rating - E
- Council Tax Band - C



The accommodation comprises a well-proportioned sitting room, a fitted kitchen with ample cabinetry and worktop space, and a good-sized double bedroom with built-in wardrobe offering generous storage. The stylish shower room has been upgraded in recent years, and the kitchen has also been enhanced, contributing to the property's fresh and well-maintained feel. A large cupboard off the hall provides additional excellent storage.

The property benefits from double glazing and an electric heating system. Externally, there are well-kept communal grounds surrounding the building, along with private residents' parking, which is a particularly valuable feature in this area. A secure entry system provides access to the building.

The factor is Lowther Homes and the quarterly factoring costs, which include buildings insurance, are approximately £112.

# THE LOCAL AREA

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 Pentland Hills, it's hard to believe this leafy location is less than two miles from the bustling city centre.

A range of shops, delis, takeaways and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques is also close by. There is an abundance of leisure and recreational amenities on the doorstep including Edinburgh Zoo, the National Galleries, Murrayfield Stadium and Murrayfield Lawn Tennis Club, and there are golf courses at both Ravelston and Murrayfield. Peaceful walks are available along the Water of Leith and at nearby Corstorphine Hill.

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.

## EXTRAS

All blinds, curtains, fitted flooring, light fittings, blinds and white goods are included in the sale price. Other items may be available subject to separate negotiation.

**HOME REPORT VALUATION: £200,000**



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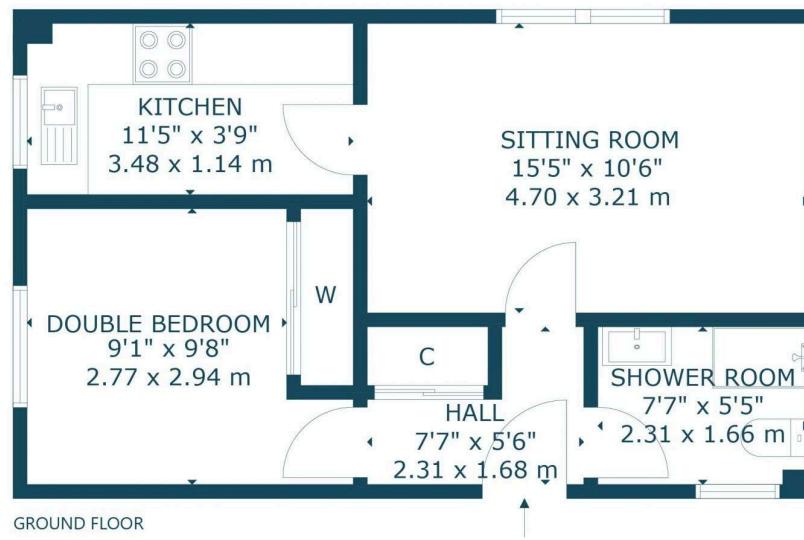


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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 441 SQ FT / 41 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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