

13 (2F1) MURRAYFIELD PLACE
MURRAYFIELD, EDINBURGH, EH12 6AA

CURRAN & CO
PROPERTY



13 (2F1) MURRAYFIELD PLACE
MURRAYFIELD, EDINBURGH, EH12 6AA

OFFERS OVER £250,000



'Situated on a leafy residential street in the prestigious Murrayfield area, 13 (2F1) Murrayfield Place is an exceptionally spacious and bright second-floor flat'

- Quiet Leafy Setting
- Generously Proportioned Second Floor Flat
- Living Room with Box Room Off
- Modern Dining Kitchen
- Spacious Bedroom
- Windowed Bathroom
- Gas Central Heating & Double Glazing
- Shared Rear Garden & On-Street Parking



Description

Situated on a leafy residential street in the prestigious Murrayfield area, 13 (2F1) Murrayfield Place is an exceptionally spacious and bright second-floor flat forming part of a handsome Victorian tenement. Enjoying a wonderfully peaceful setting with attractive views towards the neighbouring Water of Leith and surrounding greenery, the property combines classic Edinburgh character with a rare village-like feel, all within easy reach of the city centre.

The area itself is particularly appealing, with charming local cafés and Dine Bistro just around the corner, excellent amenities nearby, and immediate access to the picturesque Water of Leith walkway, offering tranquil riverside walks and cycle routes through some of Edinburgh's most scenic surroundings.

Accessed via a secure door entry system and well-maintained communal stair, the accommodation comprises: welcoming entrance hall with sizeable storage cupboard; spacious living room with traditional Edinburgh press and useful box room, ideal as a home office or study space; modern dining kitchen fitted with a range of base and wall-mounted units, integrated electric oven, ceramic hob, extractor hood, fridge/freezer and dishwasher, together with two additional storage cupboards; separate utility room with fitted worktop and shelving; generously proportioned double bedroom; and a windowed bathroom with electric shower over bath and fitted storage.

Further benefits include gas central heating via a Worcester combi boiler and double glazing throughout.

Externally, residents enjoy access to a beautifully maintained shared rear garden, laid to lawn with mature planting and colourful borders, creating a wonderfully secluded outdoor space. A mixture of unrestricted and zoned permit parking is available on surrounding streets.

Extras

The freestanding cooker and washing machine are included in the sale.

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band C.





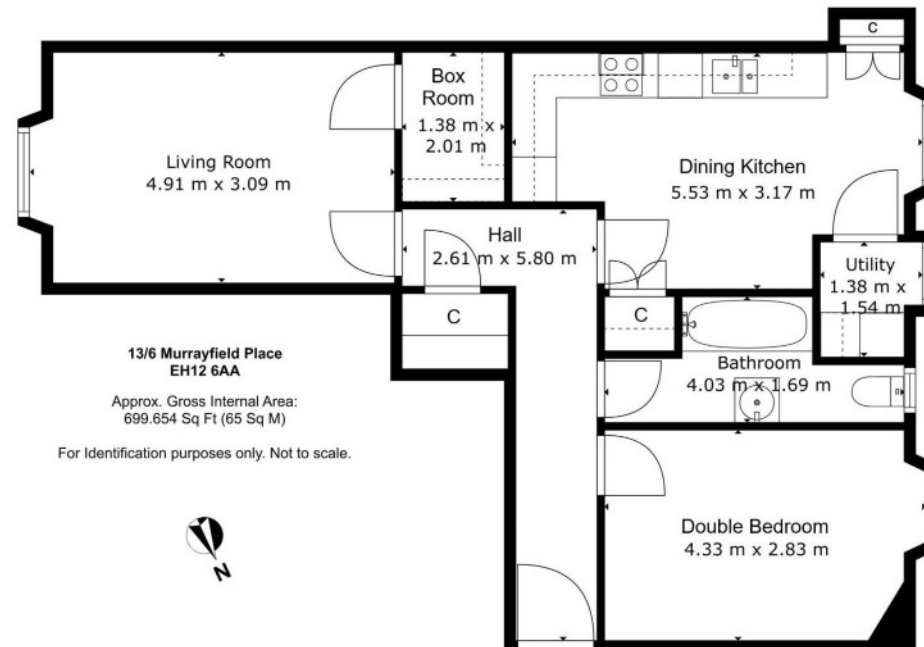
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.