










Offers Over  
**£380,000**

## 68 Corstorphine Road

Murrayfield | Edinburgh | EH12 6JQ

Located within the highly regarded Murrayfield area, this attractive main door upper villa offers bright, flexible and well proportioned accommodation complemented by a private garden, garage and driveway. Conveniently positioned close to excellent local amenities, green spaces and transport links, the property is well suited to professionals and young families seeking a home in a popular residential setting.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  Garage and driveway
-  EPC rating – C
-  Council tax band – E



## Description

Accessed via a private front door, a staircase leads to the upper level and into a welcoming hallway. The bright lounge/dining room features a useful walk in cupboard and is open plan to a stylish kitchen fitted with a range of sleek white wall and base units with co ordinated worktops and integrated appliances. There is a spacious bay windowed bedroom which is currently utilised as a family room, two further bedrooms, one also enjoying a bay window, and a contemporary bathroom fitted with a crisp white suite and shower over the bath. Further benefits include a partially floored attic providing excellent storage, gas central heating, triple glazing to the front, and double glazing to the rear.



## Extras

Included in the sale will be the 5 ring gas hob and double oven, and integrated fridge/freezer, washing machine and dishwasher.

## Gardens & Parking

To the rear is a delightful private landscaped garden, accessed through the garage, and thoughtfully arranged with a lawn and patio area. Together, they provide an ideal setting for outdoor dining and entertaining during the warmer months, while also offering a safe and secure space for children and pets to enjoy. The property further benefits from a single garage and a driveway providing convenient off street parking, along with an EV charging point.

## Viewing

By appointment through Neilsons (0131 625 2222).





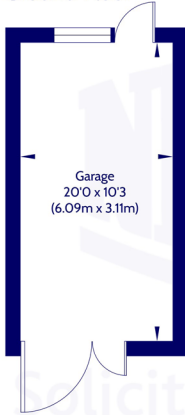
## Location

Murrayfield is a highly regarded residential area lying west of Edinburgh's city centre with good public transport to the West End, Haymarket Railway Station and Princes Street. Excellent shopping and amenities are available in nearby Roseburn, Craighleith Retail Park and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly Mary Erksine, St George's and Stewart's Melville. The A8 provides good road connections to Edinburgh International Airport, the City By-pass, the major motorway networks and the Queensferry Crossing

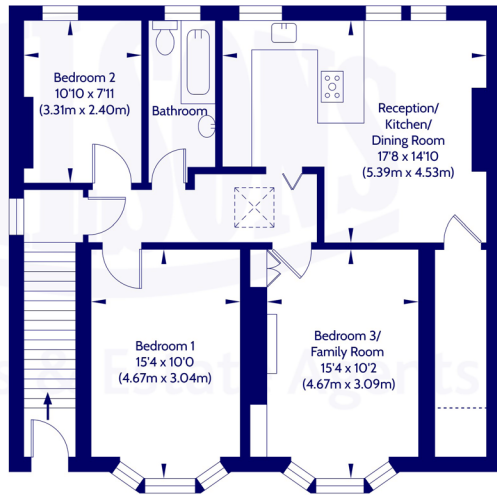


Approx. Gross Internal Floor Area 85 Sq M / 919 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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