

9/6 MURRAYFIELD ROAD
MURRAYFIELD, EDINBURGH, EH12 6EW

CURRAN & CO
PROPERTY



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OFFERS OVER £450,000



"Beautifully balanced proportions, panoramic views and a south-facing aspect create an impressive sense of light and space"

- Exclusive Murrayfield Development
- Generous Proportions Throughout
- South-Facing Aspect with Breathtaking Views
- Flowing Semi-Open-Plan Living Spaces
- Three Double Bedrooms
- Contemporary En-Suite & Family Bathroom
- Private Balcony & Garage
- Beautifully Manicured Communal Grounds



Description

Enjoying an enviable top-floor, gable-end position within an exclusive residential development in prestigious Murrayfield, 9/6 Murrayfield Road is a bright and exceptionally spacious three bedroom apartment. Beautifully balanced proportions, panoramic views and a south-facing aspect create an impressive sense of light and space, while the flowing, semi-open-plan layout is ideally suited to both everyday living and entertaining. A private balcony, garage and beautifully maintained communal grounds add to the appeal, with no shared walls with neighbouring apartments providing an added sense of privacy.

Entered through the well-maintained communal foyer and stair via a secure door entry system, the accommodation comprises: welcoming entrance hall with two storage cupboards; generous living room with dual aspect windows; spacious dining room with

sliding patio doors opening onto the private balcony, which offers ample space for outdoor seating or dining while enjoying the far-reaching views; modern, well-equipped breakfasting kitchen with solid wood worktops, tiled splashbacks and a breakfast bar positioned to take advantage of the outlook, together with integrated appliances including a wall-mounted oven, full-size fridge and freezer, stainless steel gas hob and extractor hood, dishwasher and washing machine; sizeable principal bedroom with two built-in mirrored wardrobes and a contemporary, fully tiled en-suite shower room with glass shower enclosure and heated chrome towel rail; second double bedroom with fitted wardrobes; third double bedroom; and contemporary, fully tiled family bathroom with shower over the bath and heated chrome towel rail. Open doorways connect the living room, dining room and kitchen, allowing an easy flow between these distinct spaces. Further benefits include gas central heating and double glazing throughout.

Externally, the property benefits from a private garage and unallocated residents' parking. The development is set within generous, beautifully manicured communal grounds, with established trees, planted borders and expansive lawns creating an attractive setting. An external bin store is also provided.

Extras

Extras to be included in the sale are all carpets and floorcoverings, fitted blinds, and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band G.







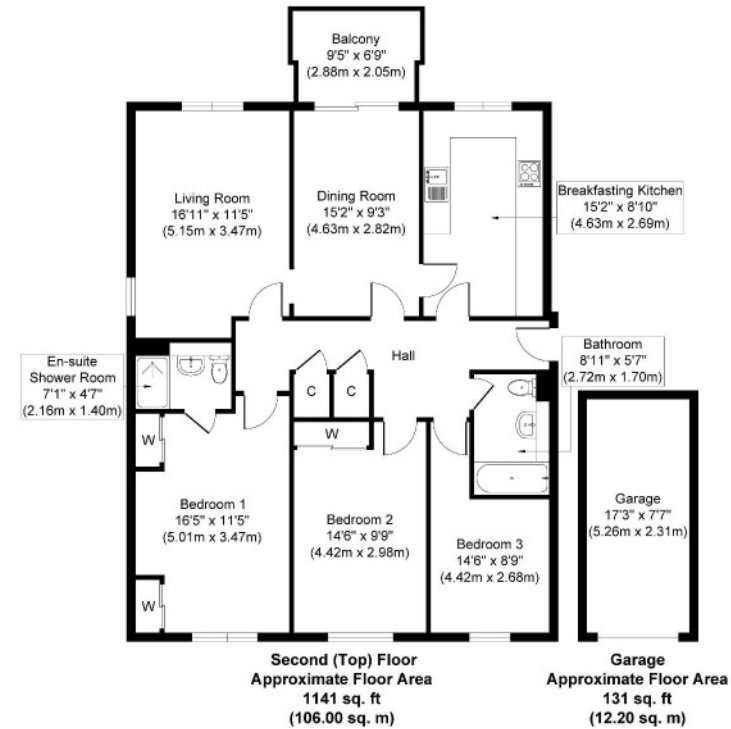
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Disclaimer

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.