

COULTERS ©

48/2 MURRAYFIELD AVENUE

MURRAYFIELD, EDINBURGH, EH12 6AY

3 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly sought-after district of Murrayfield, this beautifully presented second-floor, three bedroom flat offers bright, stylish accommodation, thoughtfully presented by the current owner. Elegantly finished with fresh contemporary décor throughout, the property combines period character with modern comforts, creating a warm and welcoming home in one of Edinburgh's most desirable residential locations. The entrance hall is flooded with natural light borrowed from the central stair and benefits from a useful storage cupboard. At the front of the property, the attractive sitting room is a particularly inviting space, featuring quality Quick-Step flooring which reflects the natural light beautifully. A charming fireplace creates an attractive focal point, while the gently coombed ceiling and pleasant outlook to the front add to the room's character. A traditional press cupboard provides additional storage.

KEY FEATURES



Extremely attractive, beautifully presented 2nd floor flat.



Three bright double bedrooms.



Close to the idyllic Water of Leith walkway.



A mix of Unrestricted and residents' permit holder parking.



Located in sought after Murrayfield with easy access to a range of buses & Edinburgh Airport.



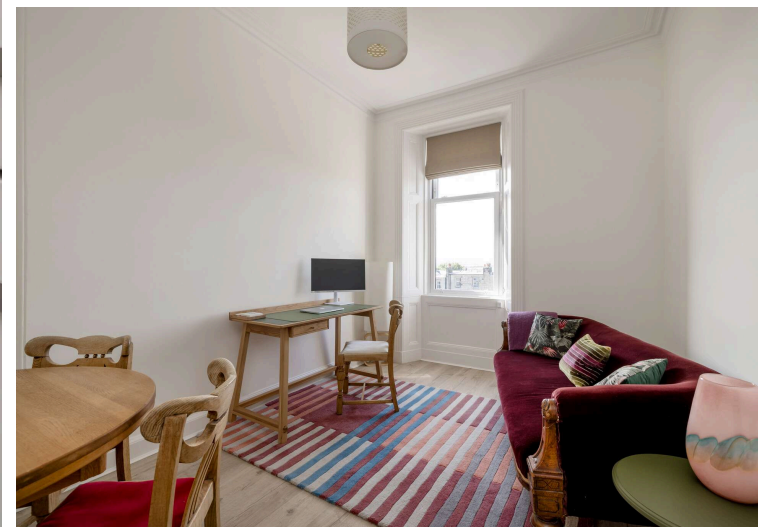
A short walk from an array of local shops and amenities.



EPC Rating - D



Council Tax Band - F



The well-appointed kitchen enjoys excellent natural light from a large skylight overhead and is fitted with a range of wall and base mounted units. Integrated appliances include a gas hob, electric oven, washing machine and fridge/freezer creating a practical and functional space for everyday cooking.

To the rear, the generous principal bedroom enjoys wonderful elevated views across the city skyline towards Murrayfield Stadium and the Pentland Hills beyond. Two further bright double bedrooms offer excellent flexibility, with one currently arranged as a comfortable guest bedroom and the other serving as a spacious home office, making the property equally suited to families, professionals or those working from home. The bathroom is fitted with a white three-piece suite comprising a bath with mains shower over, WC and wash hand basin.

The property further benefits from gas central heating. There is a mixture of un-restricted and residents' permit holder parking on Murrayfield Avenue.





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.

Some of Edinburgh's finest private school are in, or close to, Murrayfield including St George's School for Girls and Erskine Stewart Melville School.

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 fitted flooring, light fittings, blinds and integrated kitchen appliances are included in the sale price.

Please note that the extractor hood in the kitchen and open flame gas fire in the sitting room no longer work.

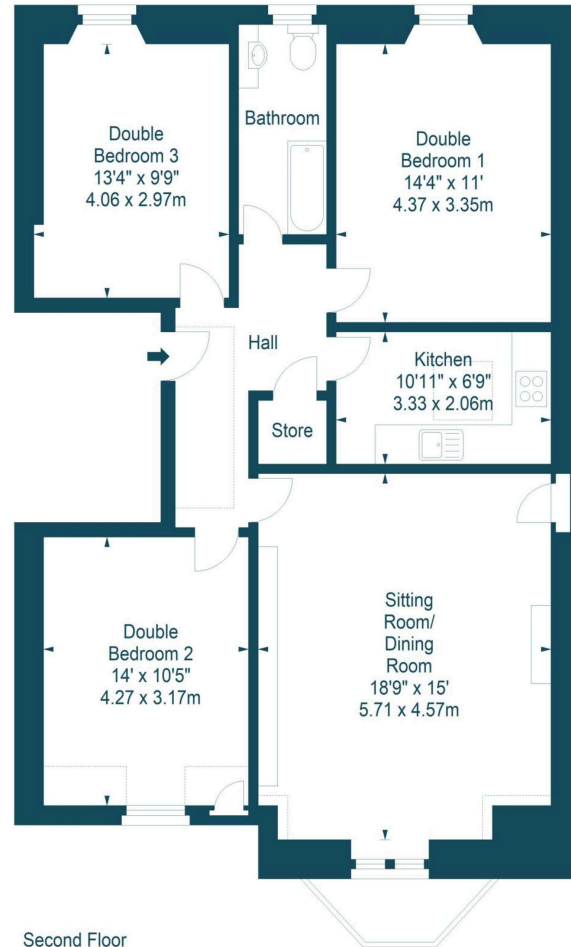




48 F2 Murrayfield Avenue,
Edinburgh,
Midlothian, EH12 6AY



Approx. Gross Internal Area
972 Sq Ft - 90.30 Sq M
For identification only. Not to scale.
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Second Floor

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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.