

10/1 MURRAYFIELD

Murrayfield, Edinburgh, EH12 6AX



CONTENTS

04 **Welcome to 10/1 Murrayfield Avenue**
An exceptional ground and first-floor duplex

06 **Floorplan**

08 **The entrance**
Welcoming hall with a lower store area and garden access

10 **Reception room**
Expansive living room with open fire, bay window and eye-catching period features

14 **Modern kitchen/dining room**
An open-plan setting for lively dinner parties and a handsome fireplace framing a log burner

18 **The bedrooms**
Two bright and spacious double bedrooms

22 **The shower room**
Enjoying white décor and a three-piece shower room with a utility cupboard

24 **Private front and rear garden**
The flat's private rear garden has a large footprint that is fully enclosed by a high fence

26 **Murrayfield**
Renowned as one of the capital's most exclusive residential areas



A LARGE CITY FLAT

in one of Edinburgh's most desirable postcodes



Part of a C-listed building (circa 1889-1901), this traditional two-bedroom duplex flat is within a highly sought-after conservation area in Murrayfield, just a short walk from Edinburgh's fashionable West End. The city home offers the large rooms expected of its era, along with high ceilings and charming period features. Furthermore, it provides new buyers with an appealing blank canvas, including an elegant reception room, a modern open-plan kitchen/dining room, and a quality shower room. The mature private garden is equally delightful, providing lots of space and an abundance of sun. Altogether, this property is an exceptional city home in one of Edinburgh's most desirable postcodes.

GENERAL FEATURES

An exceptional ground and first-floor duplex flat
 In a historic C-listed building (circa 1889-1901)
 Forms part of a highly sought-after conservation area
 Set in the heart of Murrayfield, close to the West End
 Neutral interiors throughout and period features
 EPC Rating - D | Council Tax band - F

ACCOMMODATION FEATURES

Welcoming hall with a lower store area and garden access
 Expansive living room with open fire and bay window
 Modern kitchen/dining room with:
 A large open-plan layout
 Handsome fireplace framing a log burner
 Two bright and spacious double bedrooms
 Three-piece shower room with a utility cupboard

EXTERIOR FEATURES

Private rear garden with a southeast-facing aspect
 On-street parking in a priority parking area (B9)

PROPERTY NAME

10/1 Murrayfield Avenue

LOCATION

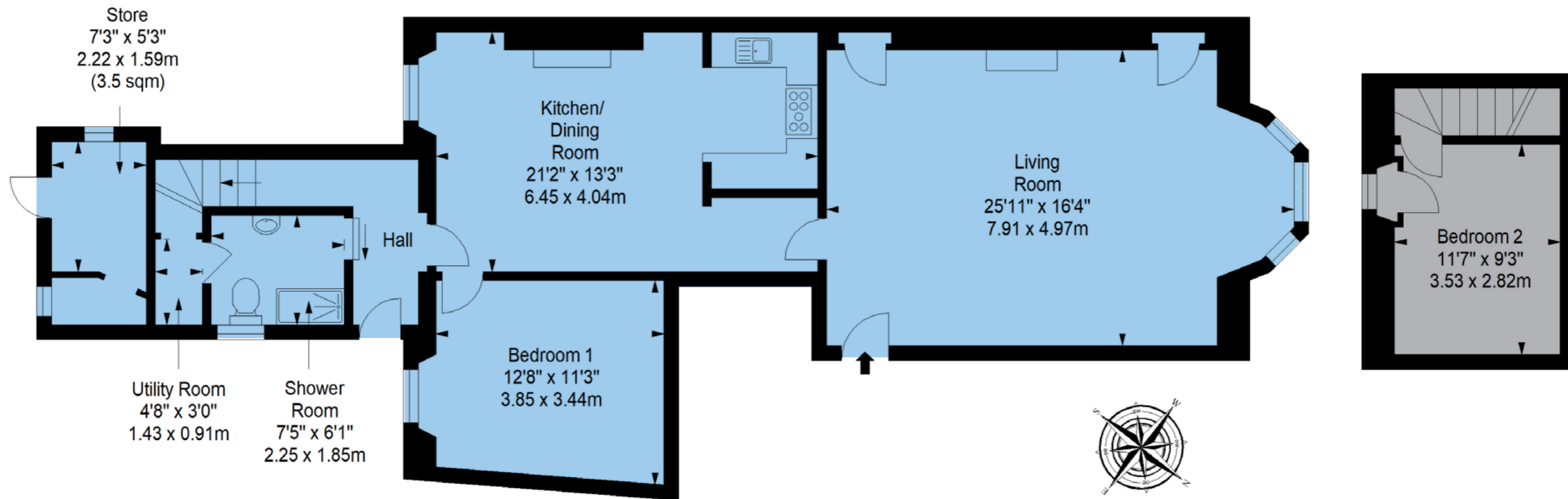
Murrayfield, EH12 6AX

APPROXIMATE TOTAL AREA:

105.5 sq. metres (1135.6 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



A STRONG INTRODUCTION



that continues via a communal hallway with original floor tiles

The historic building has a beautiful façade of polished sandstone ashlar and striking architectural features, incorporating crenellated parapets and triangular pediments. It is a strong introduction that continues via a communal hallway with original floor tiles. In the flat, you are welcomed by a hall that has access to a lower store area offering built-in storage and garden access.





EXPANSIVE living space

Boasting expansive dimensions, the living room is an exceptional space which is further enhanced by elegant interior design and varnished wooden floorboards. The sweeping bay window (with working shutters) immediately catches the eye, followed by the period open fireplace and the exquisite cornice work that highlights the ceiling.

Two press cupboards

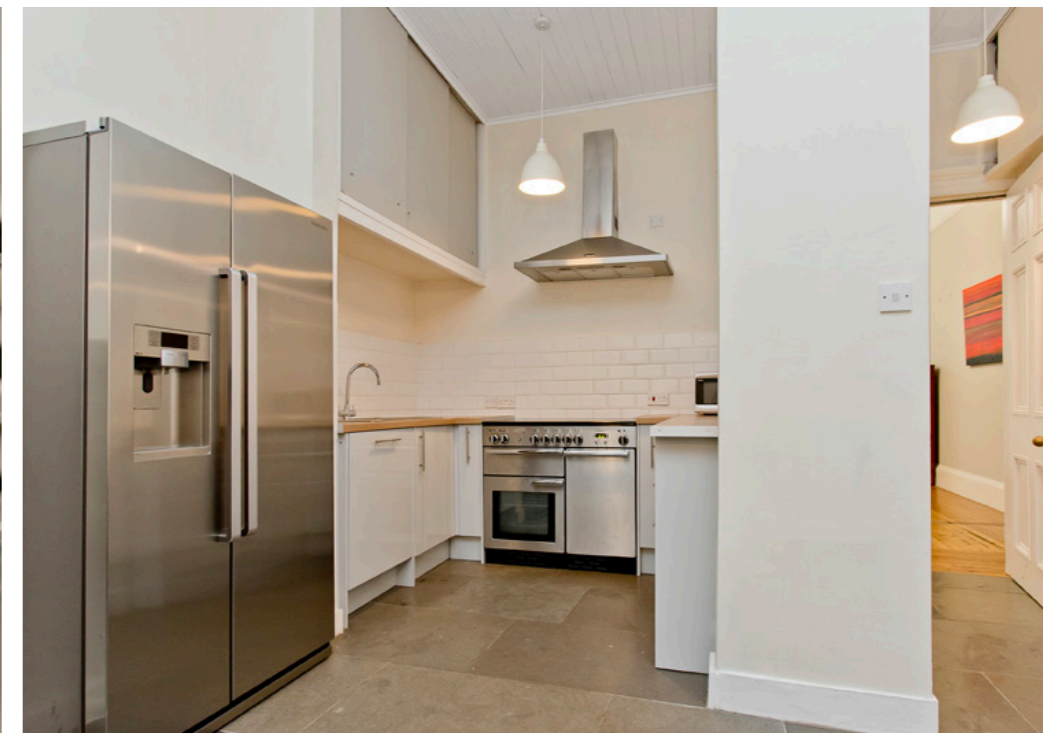
bring useful storage as well. Overall, this room is sophisticated and highly inviting.



THE OPEN-PLAN KITCHEN/ DINING ROOM

has an equally large footprint as the living area, ensuring plenty of room for lively dinner parties

The fitted kitchen provides modern cabinet storage alongside wood-toned worktops, backed by metro-style splashbacks. It has space for freestanding appliances and a quietly located utility cupboard (just off the shower room).





It further benefits from a neutral backdrop and easy-to-clean floor tiles, as well as a stone fireplace which handsomely frames a cosy log-burning stove.



TWO BRIGHT & spacious double bedrooms located on each floor

The two bedrooms are both bright and spacious doubles finished in neutral tones. The principal bedroom is on the ground floor, enjoying a tartan carpet and a high ceiling framed by intricate cornice work.





Occupying the first floor **THE SECOND BEDROOM**



Meanwhile, the second bedroom occupies the first floor, benefitting from wooden floorboards. It provides homeowners with additional flexibility, whether used as a family bedroom, a private office, or a guest's bedroom.





LIGHT & AIRY

shower room with a utility cupboard

Maintaining the standards, the light and airy shower room enjoys white décor and a quality three-piece. It is comprised of a toilet, a pedestal washbasin, and a shower cubicle.

Extras: all fitted floor and window coverings, and light fittings to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



ENJOY THE SUMMER



in a suntrap garden

The flat's private rear garden has a large footprint that is fully enclosed by a high fence and wall, providing a secure space for those with free-roaming pets and children. It is carefully maintained with a patio for outdoor dining and a central lawn framed by paving stones and mature plants for a leafy ambience. An established apple tree adds to its charm, while a southeast-facing aspect ensures an abundance of daily sun. Parking is on street and within a priority parking area (B9).





MURRAYFIELD

A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate 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 rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. Set beside the picturesque Roseburn Park, Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. 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.



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