



10 Balbirnie Place  
Edinburgh, EH12 5JF

Living Room  
Fitted Kitchen  
Conservatory  
Two bedrooms  
Family Bathroom  
Partially-Floored Loft  
South-Facing Private Garden  
Private 2-Car Driveway  
Gas Central Heating and Double Glazing Throughout  
EPC: C  
Council Tax Band: C

A rarely available and beautifully presented two-bedroom terraced house, peacefully tucked away in a leafy residential development in Murrayfield. This impressive home is in move-in condition and offers flexible and comfortable accommodation over two floors. The property benefits from a private garden, two-car driveway, ample storage, as well as gas central heating and double glazing throughout, ensuring optimal comfort all year-round. This would be an ideal purchase for first time buyers, young families or investors alike.

The property comprises; Welcoming, spacious reception lounge with modern wood-effect floors and generously deep under-stair storage cupboard. Contemporary fitted kitchen with base and wall-mounted units which provide sufficient storage and worktop space, and integrated appliances including fridge, dishwasher, electric fan oven and cooker hood. Naturally bright and warm conservatory of good size, making an ideal space for dining, entertaining or working from home.

A carpeted staircase leads up to the landing, providing access to the loft for further storage. South-facing master bedroom with deceptively large walk-in wardrobe. Airy second bedroom of good size. Family bathroom presented with full-height tiling and fashionable spotlights, coming with a modern three-piece suite including a shower over bath, WC, storage-set wash basin and heated towel rail.

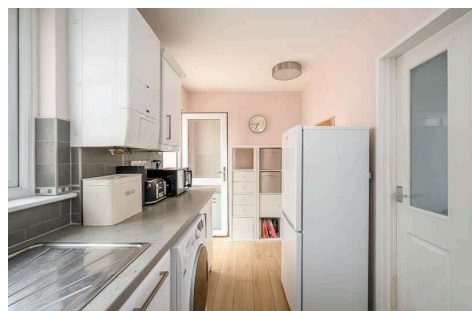
Outside, the property boasts a low-maintenance south-facing front garden which is perfect for unwinding on a hot summer's day. A rear monoblock driveway provides off-street parking for two cars.

Murrayfield is an exclusive residential area of Edinburgh, situated less than one mile from the West End and Princes Street and is therefore ideally placed for those working within the city centre or wishing to take full advantage off all of the facilities available within a cosmopolitan and modern European capital. Frequent buses services pass along Murrayfield Road providing access into the city and surrounding areas. For those who require to travel out of the City, Haymarket Rail Station is within ten minutes on foot, as is Haymarket tram stop. Immediately adjacent, is the popular area of Roseburn which plays host to a wide selection of independent retailers, as well as two supermarkets, cafes, restaurants and bars. Local schools include Roseburn Primary, St. George's, Fettes, Mary Erskine and Stewart's Melville Colleges. Local leisure activities range from sports to the arts. Murrayfield and Ravelston Golf Courses, Murrayfield Stadium and Ice Rink, Edinburgh Sports Club, and the Scottish National Gallery of Modern Art are but a few of the options available. There are beautiful leafy walks along the banks of the Water of Leith to Stockbridge and Inverleith, and a cycle path along the old railway line to Cramond and Leith.





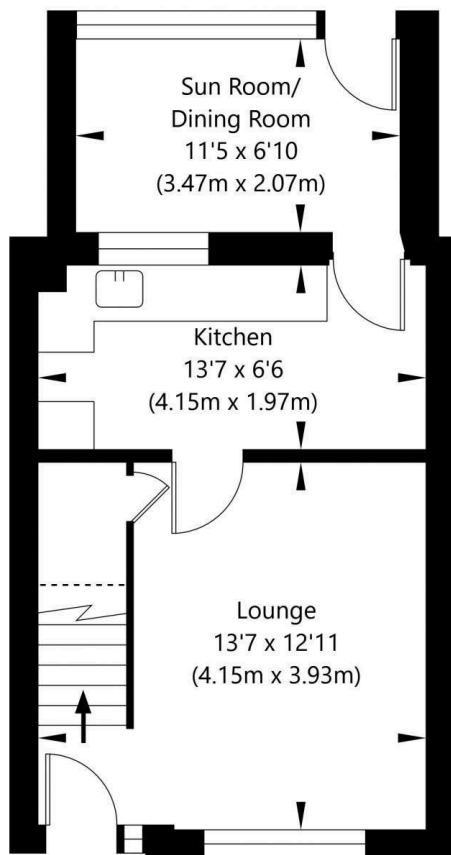






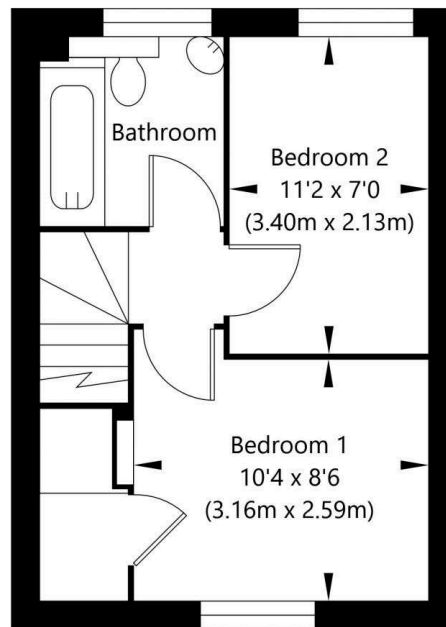






Ground Floor

Approx. Internal Area 58.51 Sq M / 630 Sq Ft.  
Not to scale. For identification only.  
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First Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

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