



11/3 Murrayfield Road,  
Edinburgh, EH12 6EW





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Boasting lovely rooftop views towards the Pentland hills is this most attractive first floor flat forming part of a small development in the highly sought after Murrayfield area of Edinburgh. With gas central heating and double glazed windows the flat has a spacious balcony, single garage and access to lovely, well-tended shared gardens.

The development is maintained by a property factor with the building benefitting from a secure entry system.

The accommodation includes an entrance hallway with two storage cupboards. The large, bright lounge enjoys a double aspect design and opens through to the dining room which is turn has sliding doors leading to a spacious covered balcony. The kitchen is fitted with modern base and wall units with oven, hob, hood, dishwasher, fridge/freezer and washing machine to remain. The master bedroom has a range of fitted wardrobes and the king sized bed is to remain. There is an en suite shower room fitted with a two piece white suite. There is a second double bedroom with double wardrobe and completing the accommodation is a bathroom with three piece white suite with shower over the bath.

Externally, the development enjoys well-tended gardens extending to the front, side and rear. There are some shared parking spaces and an exclusive garage.

Early viewing of this stunning flat is essential to appreciate the accommodation on offer in this fantastic location.

### Area Description

Murrayfield is a prestigious and most desirable residential district situated approximately two miles west of the City Centre, offering an abundance of amenities close by. There are a number of local shops and mini supermarkets a few minutes' walk away at Roseburn. More extensive shopping including Sainsbury's, Marks and Spencer and Boots is available at Craighleith Retail Park and the fashionable district of Stockbridge and all its trendy cafes are also close by. There is a regular bus service from Roseburn to the City Centre and also westwards through Corstorphine to Edinburgh Airport. The tram is a short walk away and Haymarket railway station is also within easy reach. For commuting, the City Bypass and the M8/M9 motorways are easily accessible. Leisure pursuits are well catered for. Corstorphine Hill is close by as are a number of private and public golf courses and tennis clubs. Pleasant walks can be taken along the Water of Leith. Further leisure opportunities include Edinburgh Zoo, Murrayfield Ice and Curling Rinks, Murrayfield Rugby Stadium and numerous art galleries.





## Accommodation

Lounge:	5.36m x 3.05m	(17'7" x 10')
Dining Room:	3.25m x 2.72m	(10'8" x 8'11")
Kitchen:	4.4m x 2.62m	(14'5" x 8'7")
Master Bedroom:	4.4m x 3.05m	(14'5" x 10')
En Suite Shower Room:	2.57m x 1.12m	(8'5" x 3'8")
Bedroom 2:	3.56m x 2.51m	(11'8" x 8'3")
Bathroom:	2.57m x 1.6m	(8'5" x 5'3")
Garage:	5.18m x 2.2m	(17' x 7'3")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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## Agent's Note

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