

Flat 1, 22 Corstorphine Rd

MURRAYFIELD, EDINBURGH, EH12 6HP



*Most elegant ground floor apartment, enjoying
a prime location within the highly desirable
Murrayfield district of Edinburgh*



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McEwan Fraser Legal is thrilled to offer this elegant ground-floor apartment, situated in the highly sought-after Murrayfield district of Edinburgh, just 1 mile west of the city centre. This high-quality, high-specification property has been meticulously converted and restored from a beautiful Victorian-period residence.

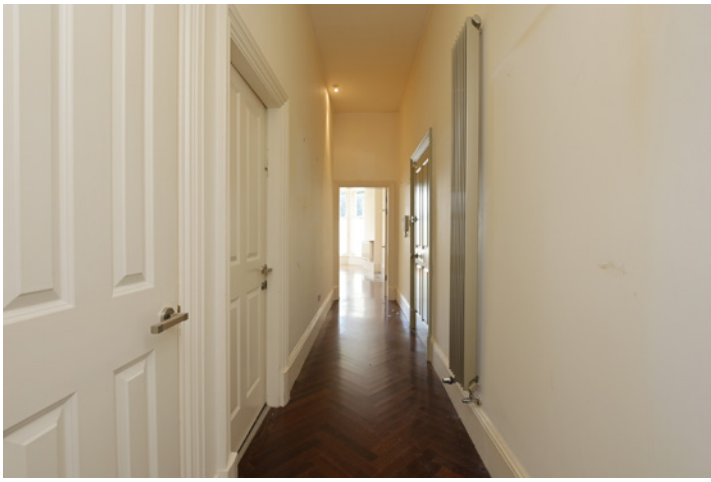
THE LIVING ROOM



The apartment features a foyer, hall, living room, and kitchen with integrated appliances.

THE KITCHEN



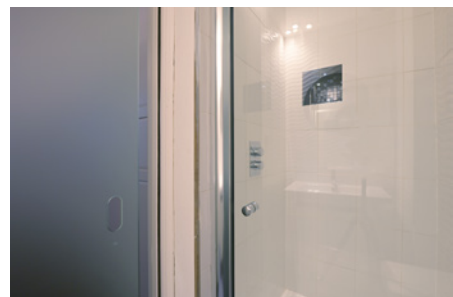
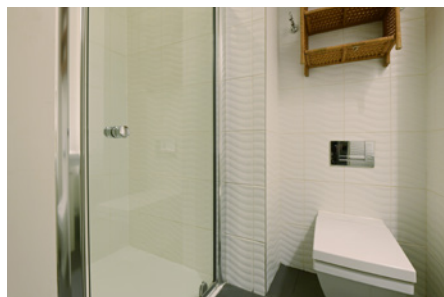


It includes a master bedroom with an en-suite shower room, a second double bedroom, and a bathroom with a four-piece suite. There is also a storage cellar.

THE BATHROOM



BEDROOM 1



BEDROOM 2

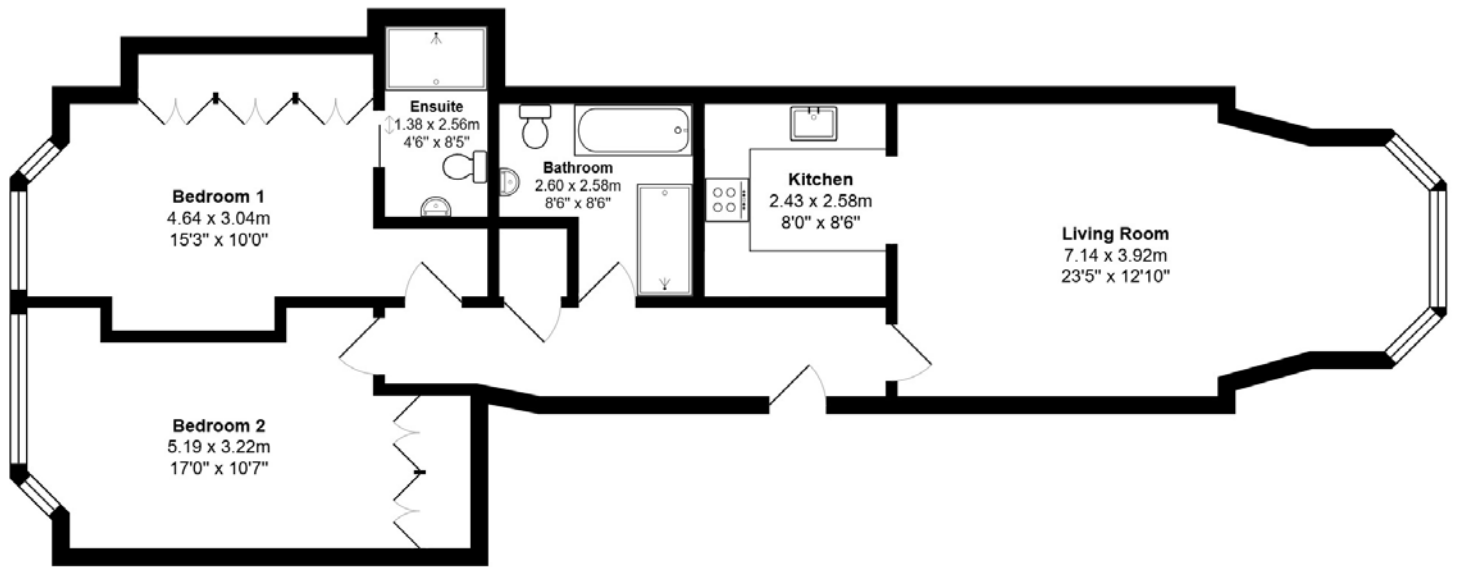


Additional features include gas central heating, double-glazed windows, allocated private parking, and beautifully landscaped shared grounds.

EXTERNALS



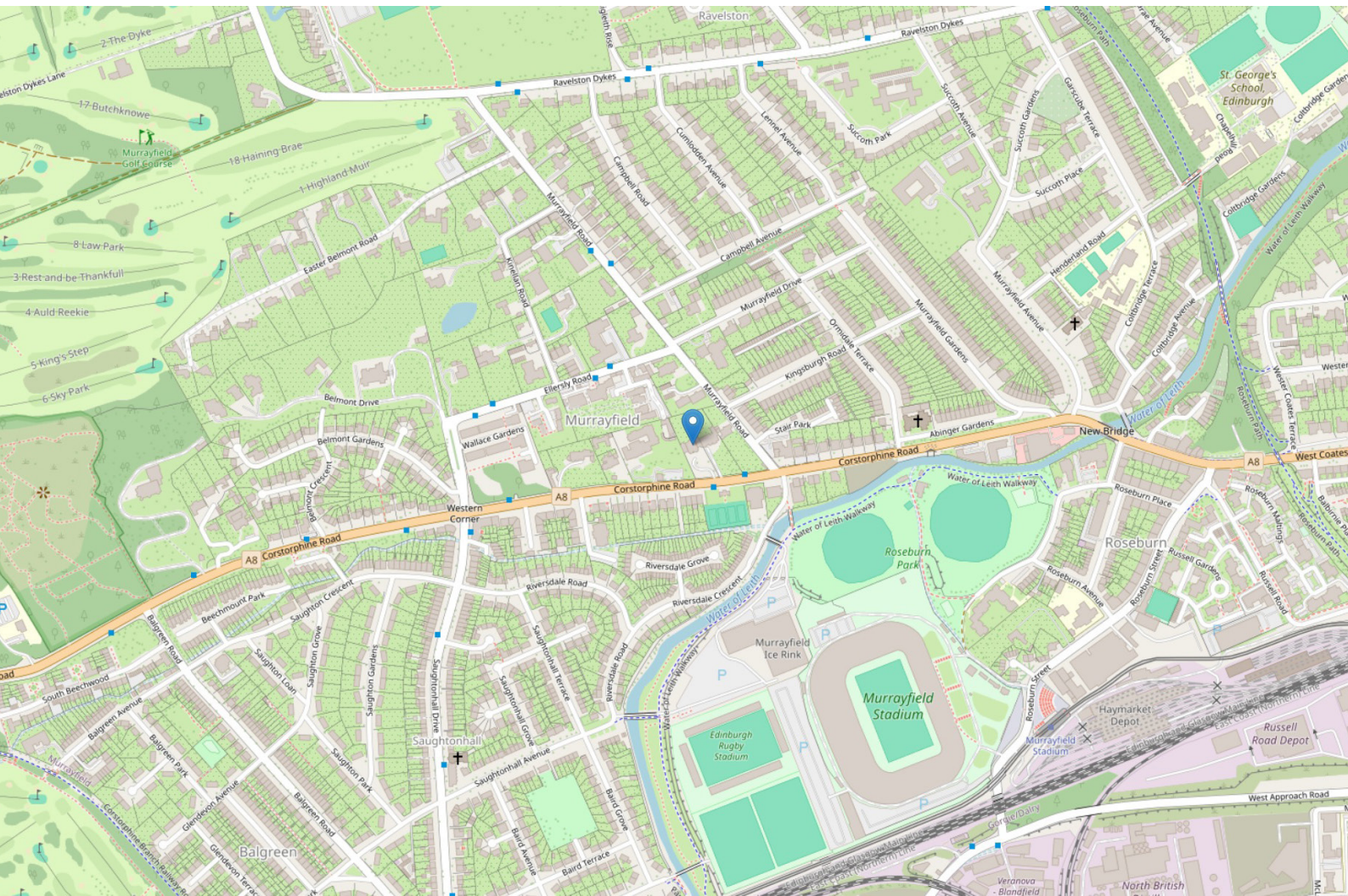
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 89m²

EPC Rating: C



THE LOCATION

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 Craigleith 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 stop at Murrayfield is within walking distance 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.



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