

109/1 Corstorphine Road

EDINBURGH, EH12 5PZ



*Modernised Three Bedroom Flat in
Edinburgh's Desired Murrayfield Area*



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McEwan Fraser Legal is delighted to present this three bedroom first floor flat in excellent condition. Having been upgraded by the present owner you will certainly not be disappointed with the finish.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area with bay window. The lounge offers various possibilities for furniture arrangements.
- Fully equipped modern kitchen dining room with integrated appliances, ovens, hob and feature extractor fan.

THE KITCHEN





- The flat is equipped with three spacious bedrooms, of which all are double bedrooms.
- The bathroom is fitted with a modern three piece bathroom suite with an overhead shower. The bathroom is in keeping with the generally high standard throughout the flat.
- In addition to the well-proportioned rooms the flat is also well served with storage space.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM

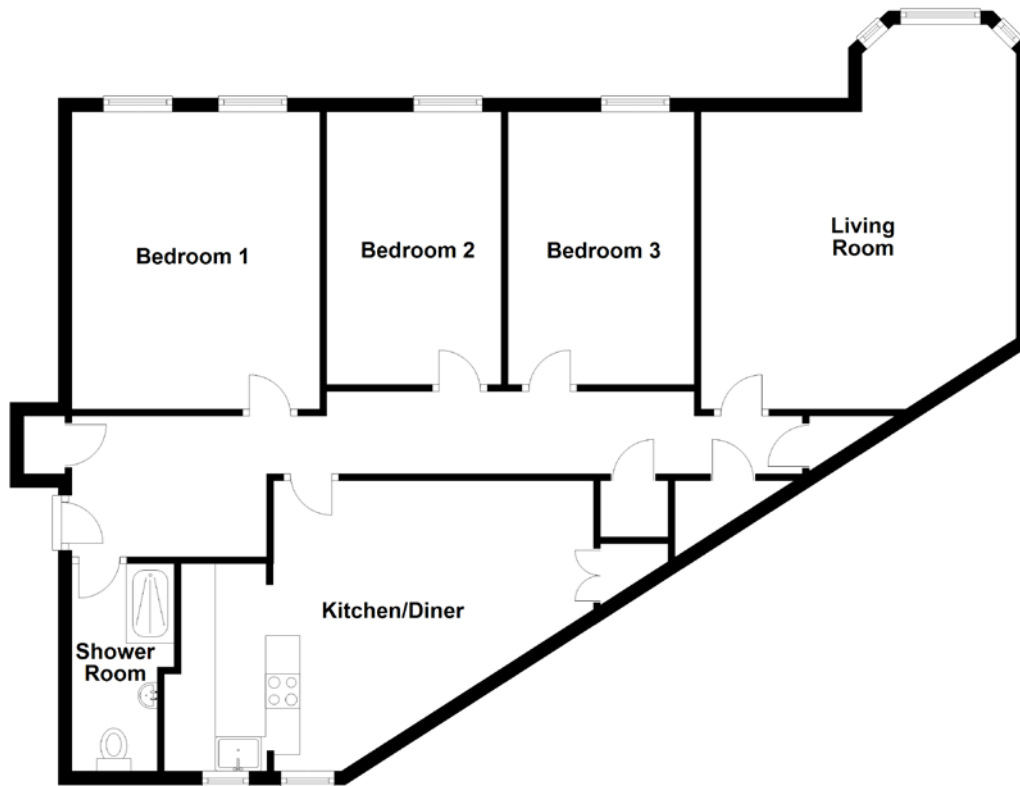


In addition, the property benefits from being fully double glazed, gas central heating and has a communal rear garden as well as free on-street parking.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

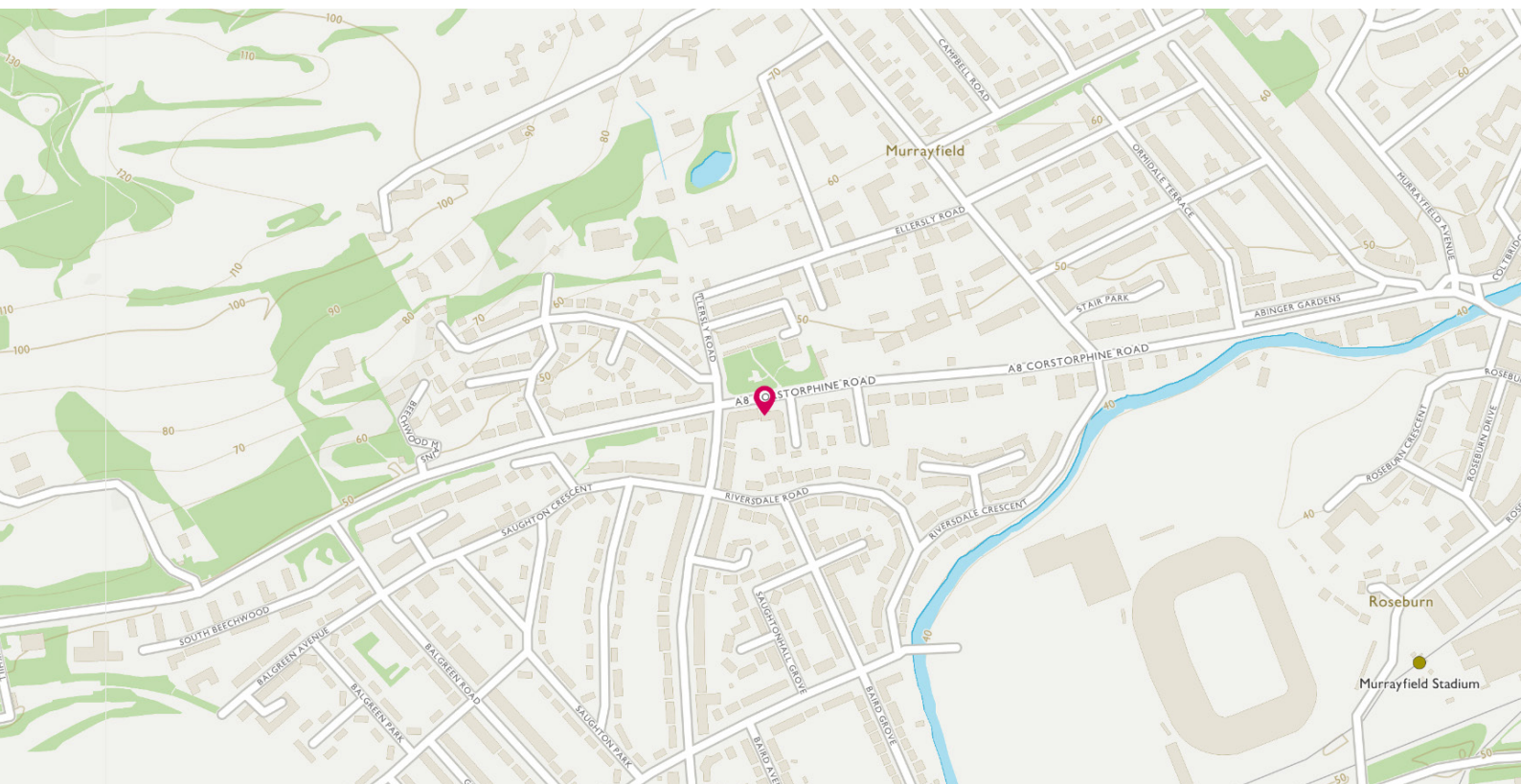


Approximate Dimensions
(Taken from the widest point)

Living Room	5.60m (18'5") x 4.59m (15'1")
Kitchen/Diner	6.25m (20'6") x 4.23m (13'10")
Bedroom 1	4.35m (14'3") x 3.61m (11'10")

Bedroom 2	3.97m (13') x 2.54m (8'4")
Bedroom 3	3.97m (13') x 2.71m (8'11")
Shower Room	3.02m (9'11") x 1.49m (4'11")

Gross internal floor area (m²): TBCm²
EPC Rating: TBC



THE LOCATION

The area comprises a variety of substantial stone built properties of considerable presence and character, most of which date back to before the turn of the century. In addition to the richness of its architecture, Murrayfield has a welcoming family community. It is remarkably quiet and peaceful and from virtually every point of view, a most desirable location.





Despite its tranquillity, Murrayfield's central location provides excellent road networks and public transport links, most notably to Edinburgh airport and the city centre. The West End lies around two miles away, placing the city centre within walking distance. The area is popular with families thanks to its proximity to many schools such as St George's, Stewart's Melville, Mary Erskine, Edinburgh Academy and Fettes College. Murrayfield boasts two excellent golf courses, an active tennis club, the Ice Rink and Murrayfield Stadium.

Nearby Roseburn serves the area with local shops and Roseburn Park is a hub of leisure activity. The Water of Leith Walkway, Corstorphine Hill and the Edinburgh cycle network are all within close proximity. Another nearby district to the property is Corstorphine, providing local shopping, transport, educational and recreational facilities, including Edinburgh Zoo. Shopping can be found close by at Craighall Retail Park and the Gyle Shopping Centre with its major high street outlets namely Marks and Spencer and Sainsbury's to name but a few and here you will find everything for all your monthly requirements.



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Text and description
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