

3F2 2 Murrayfield Place

EDINBURGH, EH12 6AA



Three-bedroom duplex flat which includes a west-facing balcony with panoramic views over Murrayfield and the west of Edinburgh



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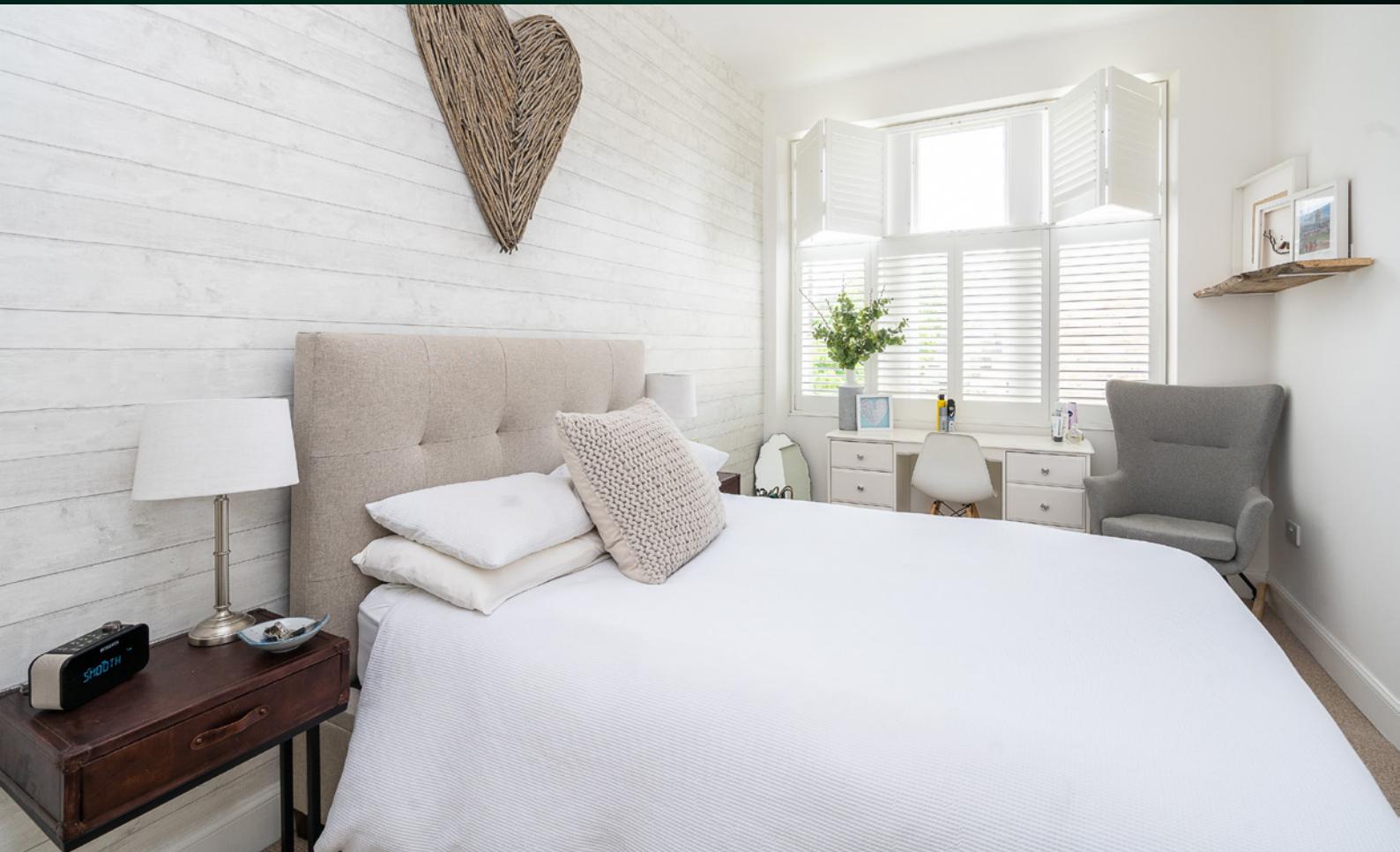
McEwan Fraser is delighted to present this three-bedroom duplex flat which includes a west-facing balcony with panoramic views over Murrayfield and the west of Edinburgh. The charming home is presented to the market in superb condition and internal viewing is highly recommended.

THE ENTRANCE



The property is located on a well-maintained common stair shared by three other flats. Entering the property, you find a welcoming hallway with integrated storage under the stairs. The hallway is naturally bright due to a cupola overhead and gives access to bedroom one and a staircase to the landing on the upper floor. Bedroom one is a generous double with plantation-style shutters, contemporary décor and ample floor space for a full suite of freestanding furniture.

BEDROOM 1



Moving up the stairs, you find that the principal accommodation is focused on a large, dual-aspect, kitchen/living room that has been finished to the highest of standards including neutral décor and quality laminate flooring. To one end, the kitchen

includes a full range of base and wall-mounted units that offer plenty of prep and storage space. The kitchen includes a double oven, induction hob and a range of integrated appliances. The living area at the other end enjoys direct access to the private balcony and has plenty of space for a dining table and a full suite of furniture. The space on offer is very flexible and will give the new owner plenty of scope to create their ideal entertaining space.

THE LIVING ROOM/KITCHEN





Bedroom two is a well-proportioned double with a Velux style window, eaves storage, and plenty of space for freestanding bedroom furniture. Bedroom three is currently utilised as a home office/snug and enjoys access to the balcony. This room enjoys integrated storage and could readily be used as a stunning master bedroom depending on your individual preferences and requirements. Internal accommodation is completed by a stylish bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath.

BEDROOM 2



BEDROOM 3/OFFICE



THE BATHROOM

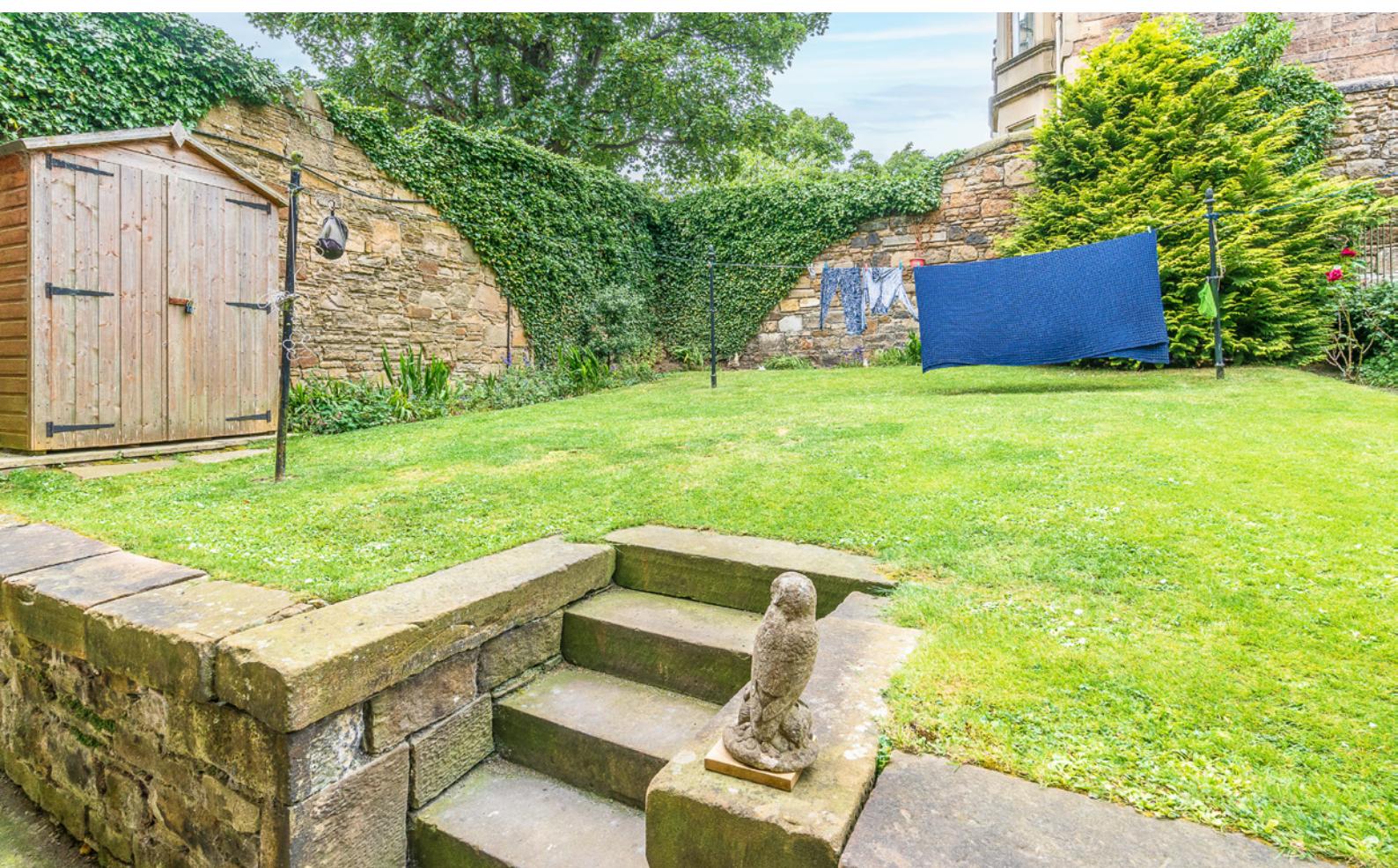


Further benefits include gas central heating, a secure entry system, a communal garden and residents parking on the surrounding streets.

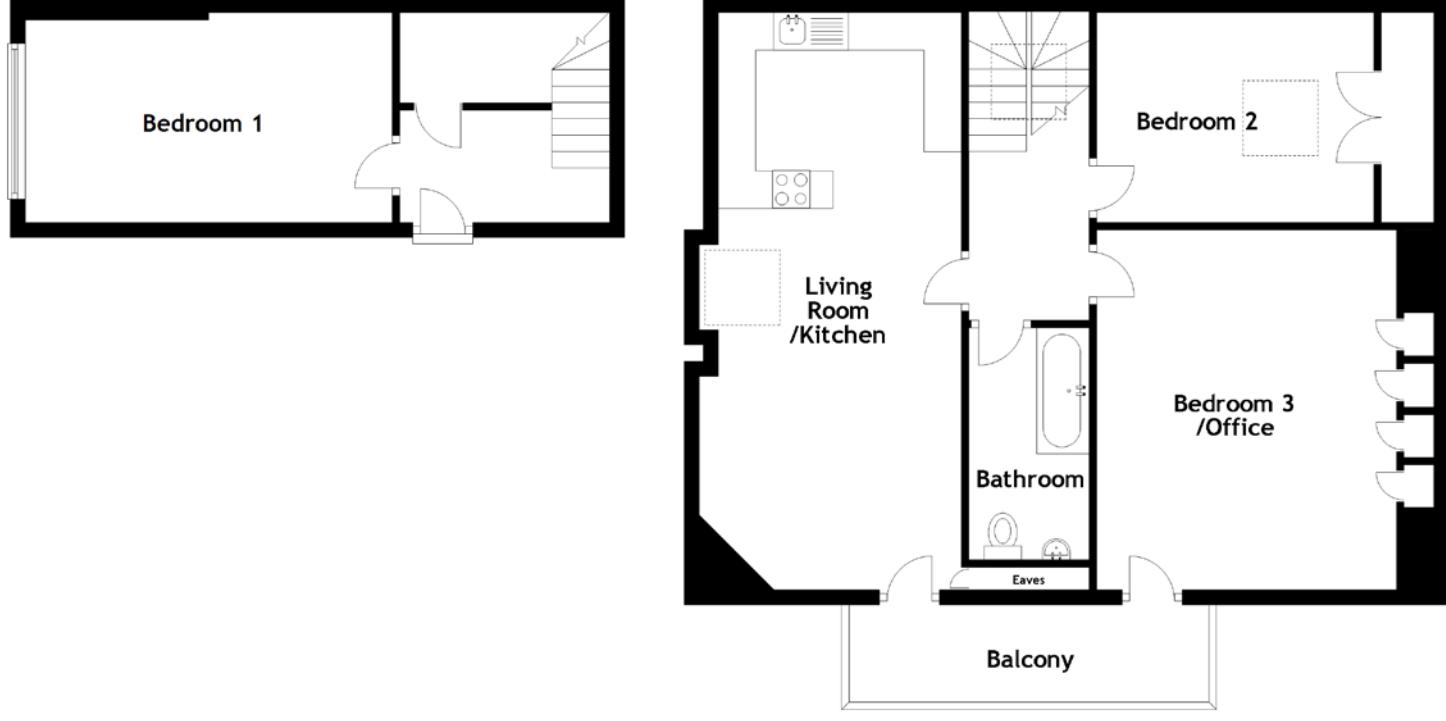
THE BALCONY



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Bedroom 1 4.90m (16'1") x 2.80m (9'2")

First Floor

Bedroom 2 3.70m (12'2") x 2.90m (9'6")

Bedroom 3/Office

4.80m (15'9") x 4.00m (13'1")

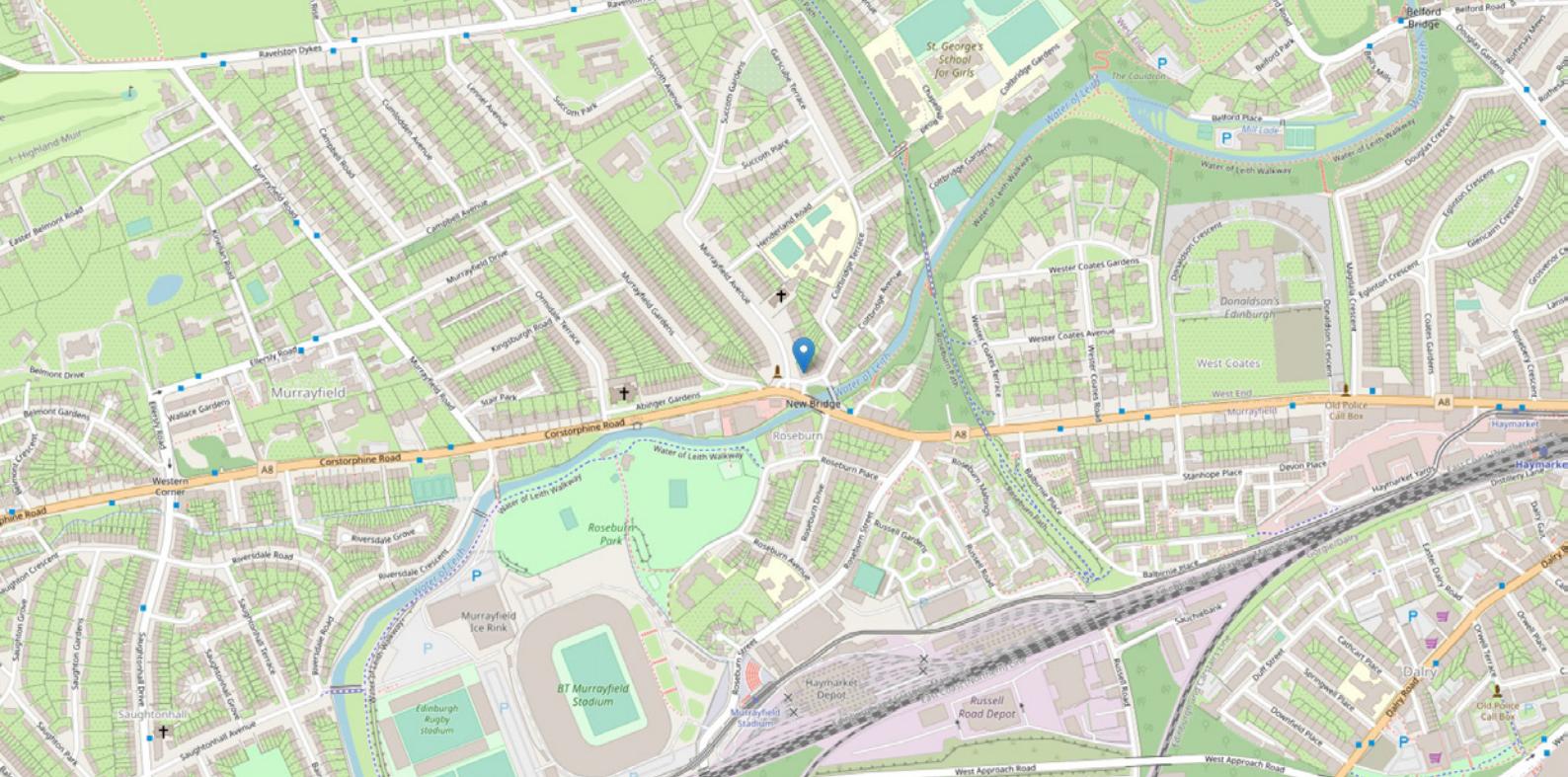
Bathroom 3.10m (10'2") x 1.60m (5'3")

Living Room /Kitchen 7.70m (25'3") x 3.50m (11'6")

Balcony 4.80m (15'9") x 1.40m (4'7")

Gross internal floor area (m²): 90m²

EPC Rating: D



THE LOCATION

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. The area comprises a variety of substantial stone built properties of considerable presence and character, most of which date back to the 19th 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 Craigleath 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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