

# 48/1 Garscube Terrace

MURRAYFIELD, EDINBURGH, EH12 6BN



*MCEWAN FRASER IS DELIGHTED TO PRESENT THIS TWO  
BEDROOM GROUND FLOOR GARDEN FLAT WITH GARAGE*



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McEwan Fraser is delighted to present this extensive two bedroom ground floor garden flat to the market. Garscube Terrace is a most desirable address and the property occupies the ground and part of the first floor of a traditional blonde sandstone villa. The property offers two generous public rooms, a light and spacious conservatory which offers the perfect relaxing environment, two bedrooms, bathroom, kitchen, utility room with WC and two box rooms for additional storage space. Externally, there is a private rear garden and garage. Internally, the property has maintained many original features but would benefit from a degree of upgrading, providing an exciting blank canvas opportunity for the buyer to create their own unique home.

The internal accommodation is focused toward a fantastic bay fronted living room. The proportions on offer cannot be overstated and will give a purchaser plenty of flexibility to create their ideal entertaining space. The living room receives natural light from a large bay window with traditional sash and case windows that are complimented by working shutters and an ornate cornice. The windows, shutters, panelling and doors have also been stripped back which would readily complement a more contemporary colour scheme.

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Moving along the hallway, there is a rear-facing public room which has traditionally been utilised as a dining room but would be equally at home as an additional, less formal, sitting room. The dining room has a set of double door which open into a large rear conservatory which gives a very natural flow to the entertaining space. A further door leads down some stairs into the kitchen. The master bedroom sits adjacent to the dining room and enjoys similar generous proportions. There is ample floor space for a full range of bedroom furniture and the room has retained many original features. A double door, again with working shutters, opens into the conservatory. The second bedroom is accessed from the dining room via a small staircase and sits at first-floor level.

The kitchen, with attached utility room and WC, can be accessed from either the dining room or the conservatory. The kitchen is well proportioned and there are a good range of base and wall mounted units offer ample prep and storage space.

Internal accommodation is completed by an extensive traditional timber conservatory that overlooks the rear garden.

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dining room





# the kitchen





# conservatory











**bathroom**







**bedroom 2**







Approximate Dimensions  
(Taken from the widest point)

Lounge	7.30m (23'11") x 4.50m (14'9")	Utility	1.50m (4'11") x 0.90m (2'11")
Dining Room	4.60m (15'1") x 3.70m (12'2")	Bathroom	1.90m (6'3") x 1.70m (5'7")
Kitchen	4.10m (13'5") x 2.92m (9'7")	Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Conservatory	5.81m (19'1") x 4.31m (14'2")	Gross internal floor area (m <sup>2</sup> ): 27m <sup>2</sup> EPC Rating: E	
Bedroom 1	4.40m (14'5") x 4.00m (13'1")		
Box Room	2.10m (6'11") x 1.00m (3'3")		



Externally, the property benefits from mature private gardens to front and rear. The rear garden is particularly generous with a combination of patio, lawn and mature flower beds. At the end of the garden, you find a single garage with rear access, a rare additional resource in the area.

A fantastic benefit is that there are large enclosed gardens directly opposite the door of the property. This area is exclusively maintained by a select number of the properties on Garscube Terrace and is a wonderful additional resource. Some of this space is used as allotments but it also provides extensive additional space for children or grandchildren to play in safety. It also gives the facility to host gatherings using a marquee for special occasions.















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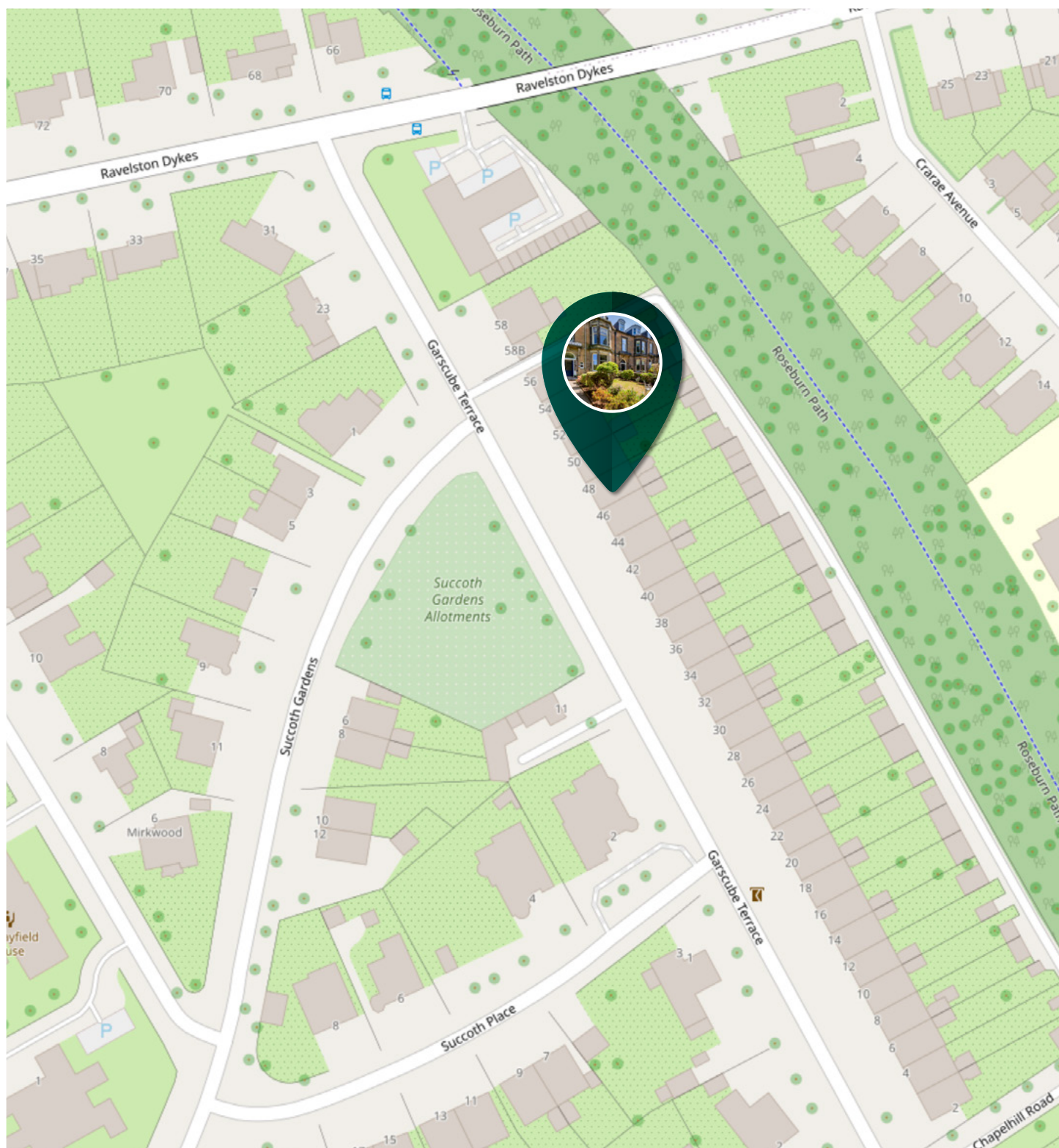
Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. 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.

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## The Location





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