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13 Glendevon Avenue, Murrayfield, Edinburgh, EH12 5UN

Tastefully Presented, Two-Bedroom, Lower Villa with Gardens & Driveway

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Property Description

Tastefully presented, two-bedroom, traditional lower villa, with private gardens and a driveway. Located in a peaceful residential cul-de-sac in the highly sought-after Murrayfield residential area, just west of Edinburgh city centre.

Comprises a vestibule, hallway, living room, kitchen, conservatory, two double bedrooms and a bathroom.

Highlights include a bright fitted kitchen and a generous bathroom, extensive hardwood flooring, and stripped wood internal doors. Further features include a particularly generous conservatory, gas central heating (new boiler Sept 23'), double glazing, and good integrated storage spaces.

Externally, the property benefits from a lawn and a mono-blocked driveway to the front; whilst a south-facing enclosed rear garden features a lawn, patio and two storage sheds.

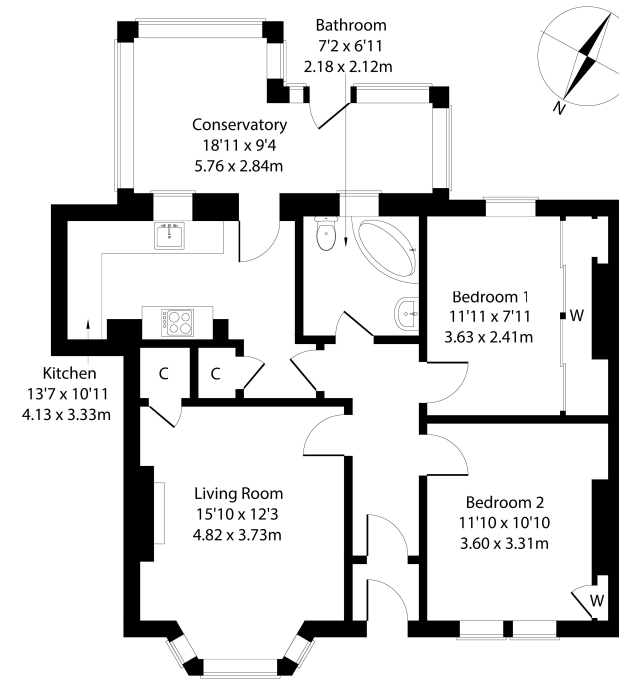
An entrance vestibule offers space for outerwear and opens into a welcoming hall, affording access throughout the majority of the property. Set to the front, a spacious living room features cornice plasterwork, a fireplace surround, laminate flooring, a built-in storage cupboard, and a large bay window. Set to the rear, a bright kitchen has laminate flooring, a built-in storage cupboard and ample space for a breakfast table; whilst fitted units include stone effect worktops, a tiled surround, a sink with drainer, and an integrated oven and gas hob. Set off the kitchen, the conservatory offers a further lounge area, plentiful natural light with its southerly-facing aspect, and access to the garden.

Bedroom one is set to the rear, with hardwood flooring continuing from the hall, light decor, and a generously sized fitted wardrobe with mirror sliding doors; whilst bedroom two is set to the front, similarly well-sized, featuring light decor, laminate flooring and a built-in wardrobe. Completing the accommodation, the bathroom is set to the rear, with a traditional-style three-piece suite, and tiled flooring and splash walls.

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Approximate Gross Internal Area: (883 sq ft - 82 sq m.)



Ground Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Murrayfield lies just west of Edinburgh city centre, and offers good local shopping at Roseburn, with Edinburgh's West End and city centre within walking distance. There are many leisure facilities located nearby, including sports clubs, golf courses, Edinburgh Zoo, and Murrayfield Stadium and Ice Rink. The Water of Leith and nearby Corstorphine Hill also provide superb walking spaces. Excellent primary and secondary schools

are well-represented nearby in both the state and private sectors. There are frequent bus services available from the main road A8 and Balgreen Road, tram stops at both Murrayfield and Balgreen, and Haymarket Station is within close vicinity. The A8 also provides ease of access westwards towards the city bypass, Edinburgh Airport, and the motorway network.





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