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9/1, Murrayfield Road, Edinburgh, EH12 6EW

Tastefully Presented and Spacious, Three-Bedroom, Ground-Floor Apartment

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Property Description

Tastefully presented and spacious, three-bedroom, ground-floor apartment with an allocated garage and private residential parking. Located in the desirable Murrayfield area, just west of Edinburgh city centre, with superb transport links.

Comprises an entrance hallway, living room, dining room, kitchen, three double bedrooms, an en-suite shower, and a further shower room.

Highlights include a recently fitted, fully integrated kitchen and luxury bathroom suites, south-facing public rooms and a private balcony. In addition, there is double glazing, HIVE gas central heating, multiple TV/telephone points, good storage and an immaculately maintained and highly welcoming communal entrance.

Forming part of an exclusive, maintained residential development, there are highly maintained shared gardens and a secured video entry system.

The welcoming entrance hall provides access to every room within the property and benefits from two built-in storage cupboards, setting the tone for the well-presented accommodation throughout. The spacious living room is an inviting central space, featuring soft carpeted flooring, a central light fitting, and elegant cornice work. A charming fireplace creates a warm focal point, while the large window floods the room with natural light. The generous proportions of the room offer excellent flexibility for both relaxation and entertaining. The dining room provides a bright and comfortable setting for mealtimes, with sliding patio doors leading directly to the covered terrace, ideal for extending the living space outdoors. From here, there is convenient access to the kitchen. The modern fitted kitchen is designed with both style and practicality in mind. It features wood-effect flooring, marble-effect worktops and splashback, and a full range of integrated appliances including a fridge freezer, microwave, washing machine, dishwasher, oven, and electric hob with canopy extractor.

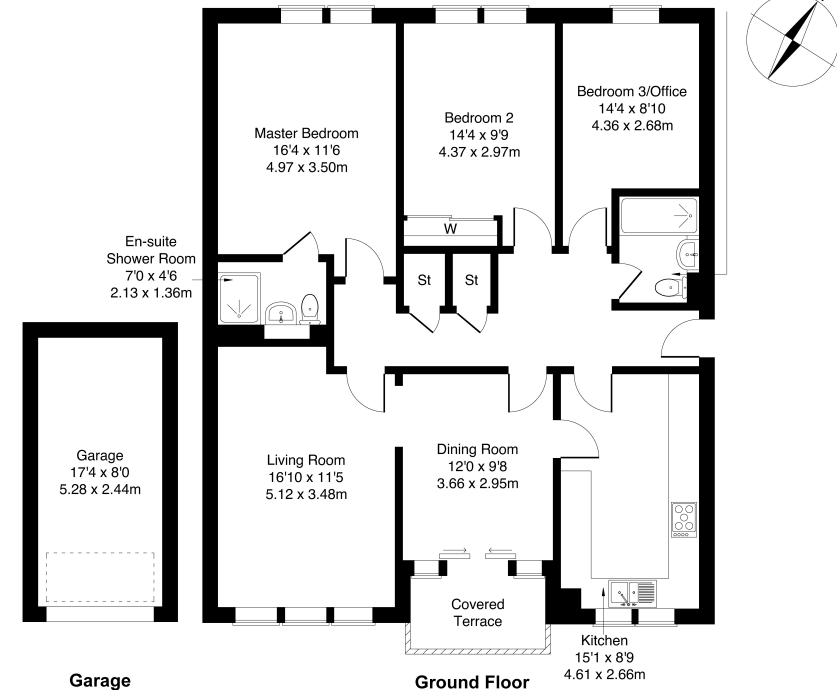
The master bedroom offers a calm and comfortable retreat, complete with carpeted flooring, a wall-mounted TV point, and direct access to a luxurious en suite. Its generous layout allows ample space for bedroom furniture while still feeling light and airy. Bedroom two is also well proportioned, featuring carpeted flooring and a built-in wardrobe with mirrored sliding doors that enhance the sense of space. Bedroom three offers flexibility as an additional bedroom, guest room, or home office, and benefits from the same soft carpeting and natural brightness found throughout the home. Completing the property, the contemporary shower room features tiled flooring, a stylish tiled splashback surround, a central light fitting, and a ladder-style radiator. It provides a sleek and modern finish to this well-maintained home.



9/1, Murrayfield Road, Edinburgh, EH126EW

Approximate Gross Internal Area: (1270 sq ft - 118 sq m.)

Shower Room
6'10 x 5'2
2.09 x 1.57m



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, along with a friendly neighbourhood atmosphere and a choice of cafés and independent stores. The West End and city centre are within walking distance, placing theatres, restaurants, and major amenities close at hand. The area provides excellent leisure options, including sports clubs, golf courses, Edinburgh Zoo, Murrayfield Stadium, and the Ice Rink. The Water of Leith and Corstorphine Hill offer

scenic walking routes and peaceful green space. Families benefit from a strong selection of primary and secondary schools in both the state and private sectors. Transport links are very good, with frequent buses on the A8 and Balgreen Road, tram stops at Murrayfield and Balgreen, and Haymarket Station nearby. The A8 also gives easy access to the city bypass, Edinburgh Airport, and the motorway network.





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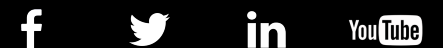
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