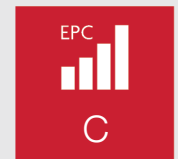
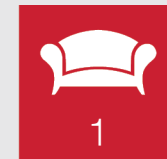




Thorntons 
The right way to move

3/7 Western Gardens

Murrayfield, Edinburgh,
EH12 5QD





Summary

Forming part of an attractive, sought-after development in Murrayfield, this two-bedroom, two-bathroom first-floor flat is presented in a move-in condition with immaculate interiors and modern fixtures and fittings. The flat is sure to appeal to city professionals, couples, young families, downsizers, and rental investors alike, and it lies within easy reach of excellent amenities such as shops, primary and secondary schools, transport links across the city, Murrayfield Stadium and Ice Rink, and scenic open spaces including Roseburn Public Park. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Many items of furniture are available under separate negotiation.

Features

- First-floor flat in desirable Murrayfield
- Part of an attractive development
- Well-presented, modern interiors
- Secure shared entrance and lift service
- Welcoming, generous dining hall
- Well-proportioned, east-facing living room
- Attractive breakfasting kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Stylish bathroom with shower-over-bath
- Charming, shared rockery garden and additional communal gardens
- Private residents' parking
- Gas central heating and double glazing



"This well-presented flat forms part of an attractive development with charming shared gardens and private residents' parking."







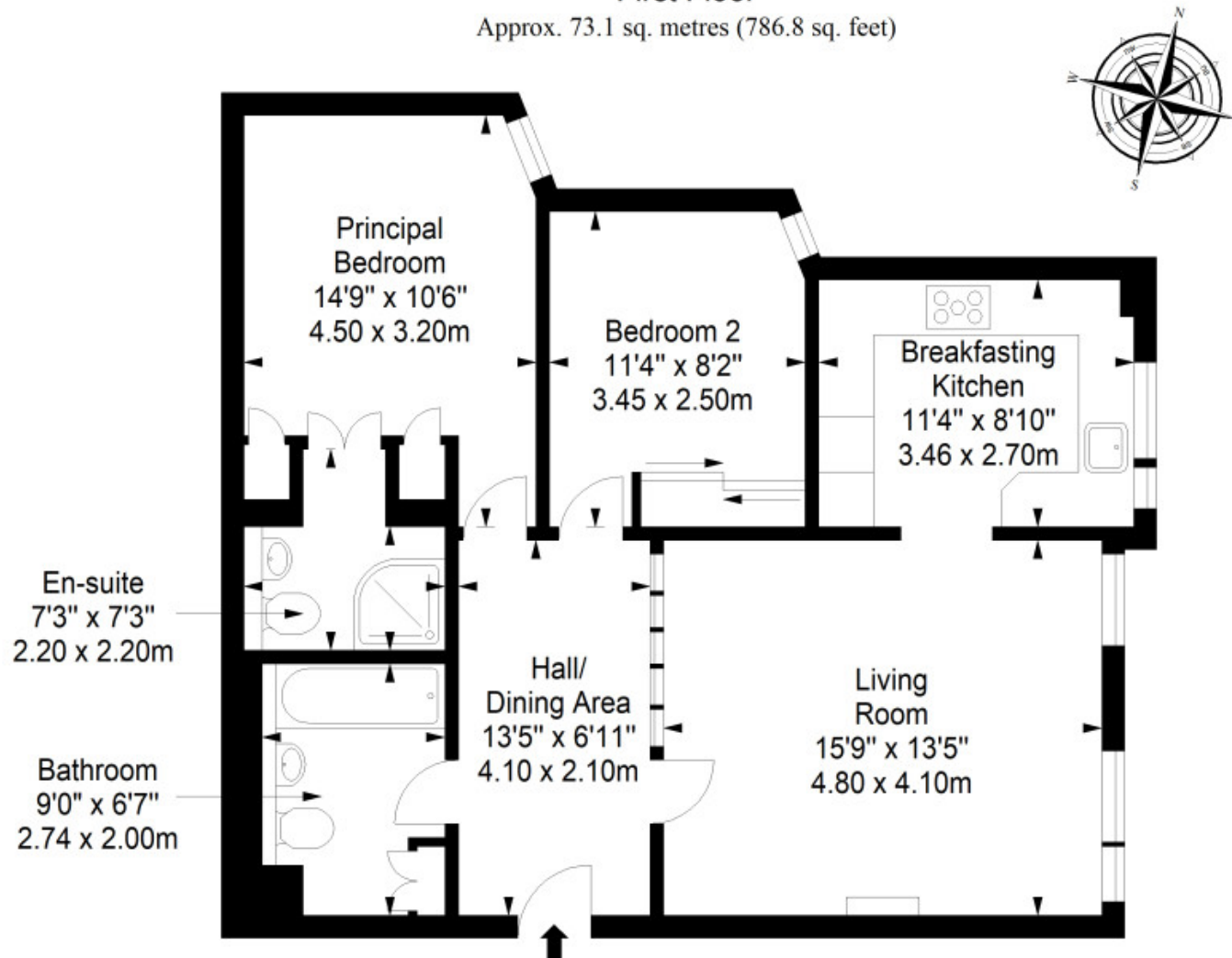
"The flat is ideally located for easy access to excellent local amenities, as well as being under three miles from the heart of the city."



Floorplan

First Floor

Approx. 73.1 sq. metres (786.8 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)



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