



Flat 4, 22 Corstorphine Road, Murrayfield, Edinburgh, EH12 6HP

Beautifully Presented, Spacious & Rarely Available, Two Bedroom, First Floor Flat

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Property Description

Beautifully presented, spacious and rarely available, two bedroom first floor flat, forming part of a factored, bespoke townhouse conversion. Located in Edinburgh's much sought-after Murrayfield area, lying just west of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, a WC en-suite and a bathroom.

With a south-facing private balcony, this exceptional property retains period details combined with high-end fittings and design features. Highlights include tall ceilings, decorative cornice work, an integrated kitchen, eclectic bathroom suites, and a wood-burning stove for the lounge.

Further features include contemporary lighting, quality wood flooring, gas central heating, and excellent storage including a loft space. With a security-gated entrance, the development is surrounded by extensive gardens, with an allocated parking space and an impressive shared entrance hall.

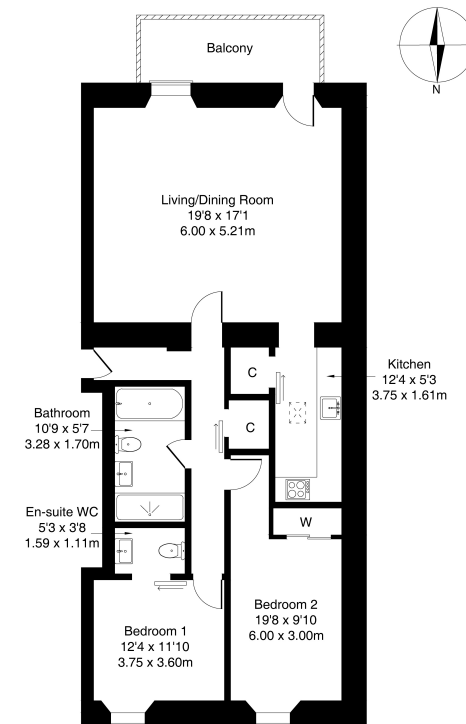
A welcoming hallway provides access throughout the majority of the property and features spotlights and a large storage cupboard. To the front, the generously sized living/dining room features a unique iodised copper wall, period cornice work, a wood-burning stove, quality wood flooring, ample space for dining furniture and a southerly facing balcony and full-height windows allowing plentiful natural light.

Set off the living/dining room, with a large storage cupboard, the kitchen is fitted with modern units and worktops, stainless steel splashbacks and a partially tiled back wall, a stainless steel sink and tiled flooring. Appliances include an integrated oven, gas hob with an extractor hood, microwave, dishwasher, fridge/freezer and washing machine.

Two double bedrooms are set to the rear, similarly well finished with quality herringbone wood flooring, with bedroom one featuring a modern WC with a ladder-style radiator, and bedroom two featuring a built-in wardrobe. Completing the accommodation, a quirky and stylish bathroom is fitted with a three-piece suite and a separate large shower cubicle with a mains mixer and a 'rainfall' showerhead, tiled walls with feature mosaic tiles, tiled flooring and a heated towel rail.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



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 and mountain bike trails. 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 including the Airlink 100 to the airport, tram stops at both Murrayfield and Balgreen, and Haymarket Station 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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