



27/6, Murrayburn Place, Edinburgh, EH14 2RT

Bright & Spacious Four-Bedroom, Second-Floor Duplex Apartment

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Property Description

Bright and spacious, flexible four-bedroom, second-floor duplex apartment, forming part of an established residential development. Conveniently located in the established Murrayburn area, lying to the south-west of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, four flexible bedrooms, an en-suite shower room, and a family bathroom.

With a generous southerly-facing private balcony, and features a flexible multi-room layout offering a superb buy-to-let or development opportunity. Highlights include a stylish modern fitted kitchen and bathroom, contemporary flooring, gas central heating and double glazing.

In addition, there is excellent storage provision, including a shared drying/store room in the communal stair. The development includes a modern, secure entry system, a shared and enclosed garden to the rear, and ample unrestricted residential parking.

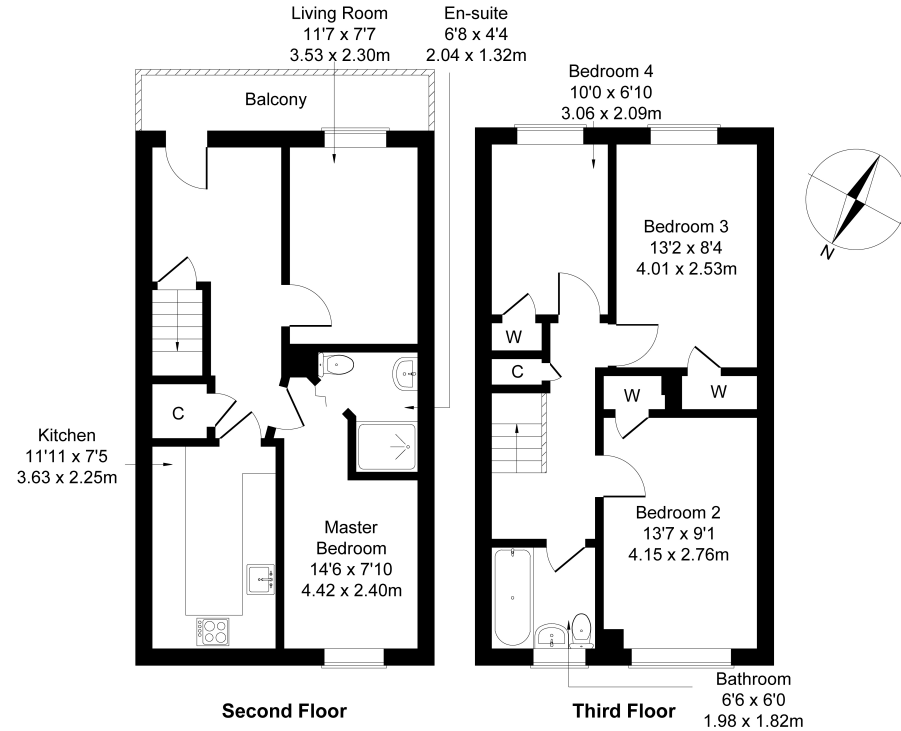
An entrance opens onto a balcony to the left, with the living room set to the side, featuring wood-effect flooring and light décor throughout, leading into the master bedroom just behind, which continues the same style and includes an en suite shower room with a three-piece suite and shower cubicle.

The kitchen sits at the rear of the property, finished in a modern style with matching wood-effect flooring, granite-effect countertops, tiled splashback, and integrated appliances including an oven with electric hob and canopy above, as well as a microwave. Upstairs, leading to bedrooms two, three, and four, each benefiting from wood-effect flooring, light décor, and built-in cupboards providing ideal storage. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



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

Area Description

Murrayburn is part of the residential district of Wester Hailes, located to the south-west of Edinburgh city centre just inside the city bypass. The nearby Westside Plaza Shopping Centre offers a wide range of high-street shops and a multiplex cinema. Additional shopping and amenities are available at The Gyle and Hermiston Gait Shopping Centres, both a short distance away. Recreational

facilities include Wester Hailes Leisure Centre with a swimming pool and Kingsknowe Golf Course. Local schools from primary through secondary level are within easy reach, along with Edinburgh College and Napier University's Sighthill campus. Regular bus services connect the area to the city centre and surrounding districts.





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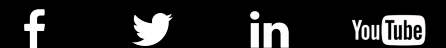
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