



14/1 MURRAYFIELD AVENUE

Murrayfield, Edinburgh, EH12 6AX



Immaculately presented and recently refurbished ground and first floor family home with front and rear gardens.

Entrance vestibule and hall ♦ Bay windowed sitting room ♦ Kitchen with Aga and larder ♦ Open plan family living and dining room ♦ Master bedroom with en suite bathroom ♦ Guest bedroom with en suite shower room ♦ 2 further double bedrooms ♦ Family bathroom ♦ Cloakroom with WC ♦ Storage ♦ West facing rear garden ♦ Deck ♦ Easily maintained front garden ♦ EPC = D

LOCATION

14 Murrayfield Avenue is set within the Coltbridge & Wester Coates Conservation Area of the much sought after suburb of Murrayfield. This area is within walking distance of the city centre and Haymarket Station and is particularly popular with families being superbly positioned for schools including St George's, Erskine Stewart's Melville school and Fettes College. There are excellent amenities close by including the Roseburn Park, picturesque walks along the Water of Leith and a good range of local shops within easy walking distance in Roseburn. There is also convenient road access to the west connecting to Corstorphine, Edinburgh Park, Edinburgh Airport and the Central Scotland motorway network.





PROPERTY DESCRIPTION

14/1 Murrayfield Avenue is an immaculately presented and recently refurbished ground and first floor portion of a substantial terraced Victorian house. The property offers spacious, bright and comfortable accommodation finished to a high specification. With both east and west facing aspects the property benefits from plenty of natural light throughout the day. The property retains much of its original charm with many fine period features yet caters perfectly for modern family living. Of particular note is the impressive kitchen with Aga, opening to the dining and family living space which in turn opens to the west-facing garden. From here there is a spiral staircase to the study, while to the front of the house lies the bay-windowed, elegant drawing room. On the first floor there is the master bedroom which also has a beautifully appointed en suite bathroom, while there are two additional double bedrooms are west-facing and are served by a family bathroom. Additionally, there is guest bedroom with en suite shower room on the ground floor.

The property benefits from a generous west-facing garden which has a central lawn and colourful borders surrounding. To the front of the property there is an additional, easily maintained garden.

14/2 MURRAYFIELD AVENUE

A 3 bedroom top floor flat is available to purchase separately.

LISTING

The property is category C Listed and lies within the Coltbridge and Wester Coates Conservation area

FIXTURES AND FITTINGS

All fitted floor coverings, curtains, white goods and light fittings are included in the sale.



FLOORPLANS

Main House gross internal area = 235.13 sq. m. (2531 sq. ft.)

For identification purpose only. Not to scale.

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Home Report and Energy Performance A copy of the full Home Report and Energy Performance Certificate is available on request. **Possession** To be by mutual agreement. **Offers** Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. **Viewing** Strictly by appointment with Savills - 0131 247 3770.



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