

MURRAYFIELD
34 Murrayfield Avenue



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OFFERS OVER £495,000

Viewing by appt tel Client 07771 911256

DESCRIPTION

An exceptional and stylish ground floor property forming part of a large original Victorian terraced house situated in the extremely sought after Murrayfield area of the City.

The property has been imaginatively renovated by the present owners resulting in a superb contemporary home enjoying the west facing aspect and garden to the rear.

The accommodation comprises - shared vestibule, hall with large walk in cloakroom/storage cupboard off, drawing room with bay window and wood burning stove.

Extremely stylish 3 bedroom ground floor flat - superb contemporary extension and sunny garden

LOCATION

The Murrayfield area has excellent local amenities situated within 5 minutes drive of the City Centre. There are excellent bus services to and from the City Centre and Haymarket railway station is nearby. Sainsbury's and an extensive retail park at Craigleith are within a few minutes drive whilst there are local shops and a fine restaurant at Roseburn. There are many pleasant walks along The Water of Leith and on Corstorphine Hill. Murrayfield Stadium and Ice Rink, David Lloyd Leisure Club, numerous museums and art galleries, Edinburgh Zoo and private and public golf courses are all easily accessible. There are excellent schools in the vicinity in particular St George's School, Stewart Melville College and The Mary Erskine School.

GARDEN

To the front of the property there is an attractive landscaped private garden. To the rear is an absolutely delightful and sunny enclosed walled back garden with lawn, patio area, decking area and mature plant and shrub surrounds. There is also feature lighting and a water feature.

PARKING

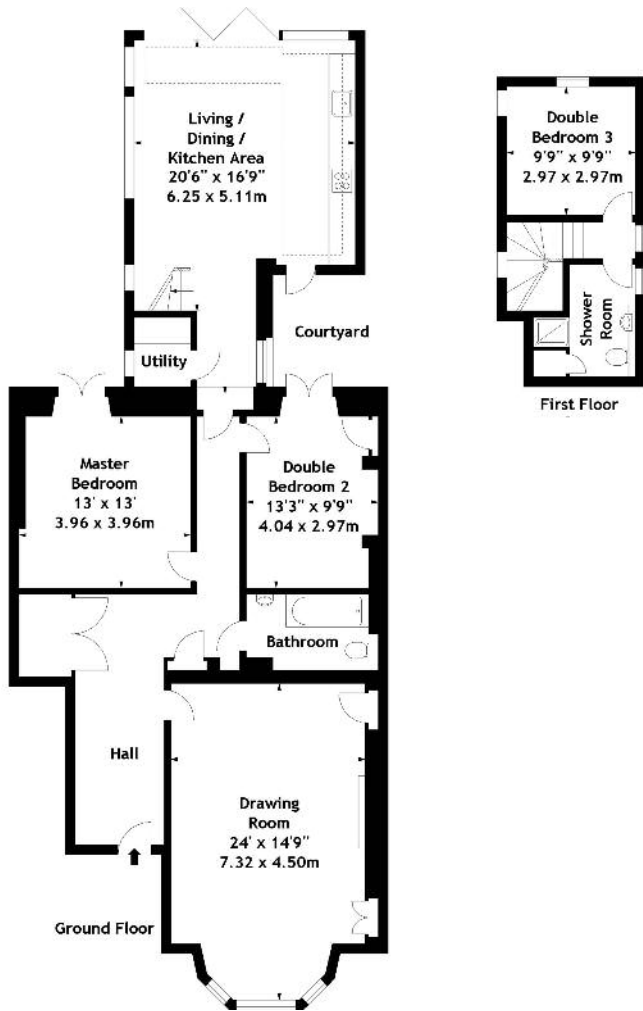
There is free parking in the street outside the property.

FIXTURES AND FITTINGS

All blinds, light fittings, the induction hob, conventional oven and steam oven, extractor hood, microwave and dishwasher are included in the sale price. The headboard in the master bedroom is excluded.

SERVICES

The property is heated by gas central heating. There is double glazing in the open plan living/dining/kitchen area and underfloor heating in bathroom, shower room and garden room.



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