

McDougall McQueen
solicitors & estate agents

58/1 Murrayfield Gardens, EDINBURGH, EH12 6DQ

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Welcome

Welcome to Murrayfield Gardens, a particularly appealing two-bedroom ground floor property forming part of a handsome, traditional Victorian terraced house retaining many period features, enjoying a highly desirable position within the sought-after Murrayfield area of Edinburgh. Offering well-proportioned accommodation together with excellent private outdoor space, this attractive home will appeal to a wide range of buyers. A particular highlight is the fabulous rear garden, providing an excellent private space for relaxing, entertaining and enjoying the outdoors, while the property also benefits from a private front garden. The accommodation is complemented by a conservatory, creating a versatile additional living space with a pleasant outlook over the rear garden. Parking is particularly convenient, with residents' permit parking available. An early viewing is recommended

- Welcoming reception hallway with useful storage options
- Beautiful living room with period features and open fire
- Two bedrooms
- Jack and Jill bathroom conveniently positioned between the main bedroom and hallway
- Fully fitted kitchen
- Conservatory/Sun room with direct access to the gardens
- Gas central heating
- Double glazing
- Generous rear enclosed garden with sheds included. Opportunity to extend subject to obtaining the necessary consents
- Private garden to the front
- Resident permit parking







Murrayfield

Murrayfield Gardens is situated within the highly regarded residential area of Murrayfield, to the west of Edinburgh city centre. The area is particularly popular for its attractive residential streets, excellent range of local amenities and convenient access to the city centre and surrounding areas. A variety of shops, cafés, restaurants and everyday amenities can be found nearby, with further extensive shopping and leisure facilities available at Craigleith Retail Park and in the city centre. The area is also well served by public transport, with regular bus services providing easy access to Edinburgh city centre and beyond. Murrayfield is renowned for its excellent recreational opportunities, with Murrayfield Stadium, Murrayfield Golf Club and extensive green spaces all close at hand. The nearby Water of Leith walkway also provides attractive routes for walking and cycling. The property is well placed for access to Edinburgh's main road network, including the City Bypass and M8, while Edinburgh Airport is also readily accessible. A choice of highly regarded schools and excellent local amenities further enhances the appeal of this established and sought-after residential location.



Extras

The integrated kitchen appliances, blinds, fitted floor coverings and sheds are included,

Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

