

ALLINGHAM&CO

traditional values | modern practice

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9/5 Murdoch Terrace, EDINBURGH, EH11 1BE
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

A well-presented two bedroom flat on the second floor of a traditional Victorian stone built tenement in the popular Fountainbridge residential area close to the city centre.

The accommodation is bright and spacious and benefits from gas central heating and double glazing.

Fountainbridge lies just to the southwest of the City centre and is within easy reach of Haymarket Rail Station and the West End. There is excellent public transport with regular bus services and the tram taking you to the city centre and surrounding areas. Edinburgh city bypass is easily accessible and connects to the motorway network and airport.

There are numerous local bars, shops and restaurants and the flat is close to the Fountain Park Leisure Complex , Edinburgh Quay and the Union Canal which offers walkways and cycle paths.

The area is also convenient for Napier and Edinburgh University Campus'.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hall with three storage cupboards

Large bright lounge with wooden flooring, traditional fireplace with granite inset, hearth and flame effect gas fire, ornate cornice and ceiling rose. Archway with access to the kitchen

Fitted kitchen with a range of wall and base units, stainless steel sink, cooker, fridge and dishwasher.

Two double bedrooms with views over the rear garden, both carpeted and with built-in wardrobes

Fully tiled bathroom with white three piece suite with electric shower over a curved bath, glass screen, basin vanity unit, WC and chrome heated towel rail

Gas central heating and double glazing throughout

Communal rear garden with paved areas, shrubs and mature trees and bushes



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
52.3m²

