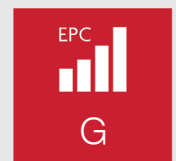
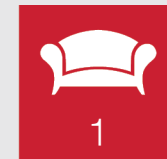


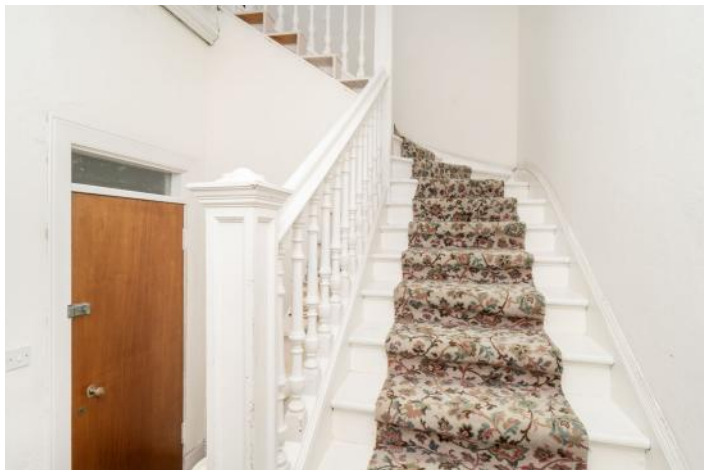


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13/3 Murrayfield Avenue

Murrayfield, Edinburgh,
EH12 6AU





Summary

This two-bedroom second-floor flat forms part of a traditional building situated in one of Edinburgh's most sought-after postcodes. The property has the spacious interiors one would expect of a period property, as well as some original details like sash windows and feature fireplaces. It also captures natural light from the east and west, ensuring bright and airy accommodation. Adding to this effect, the living room shares a sociable open-plan layout with the dining kitchen. Whilst the home requires refurbishment, it is lightly decorated, allowing new buyers to easily add their own stamp. The systems are to be sold as seen, including an oven and electric hob, plus a gas central heating, currently dysfunctional, with the gas supply capped at the flat entrance. No guarantees are provided for any appliances included.

Features

- A second-floor flat in Murrayfield
- Within a beautiful Victorian building
- Part of a sought-after conservation area
- Secure telephone-entry system
- Vestibule leading to upper floor
- Landing with storage and rooflight
- Spacious living room with feature fireplace
- Well-appointed dining kitchen
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Well-maintained communal garden
- Priority parking area (zone B9)
- Capped gas central heating system
- Sash windows



"A two-bedroom second-floor period flat set within a traditional Victorian building in prestigious Murrayfield"



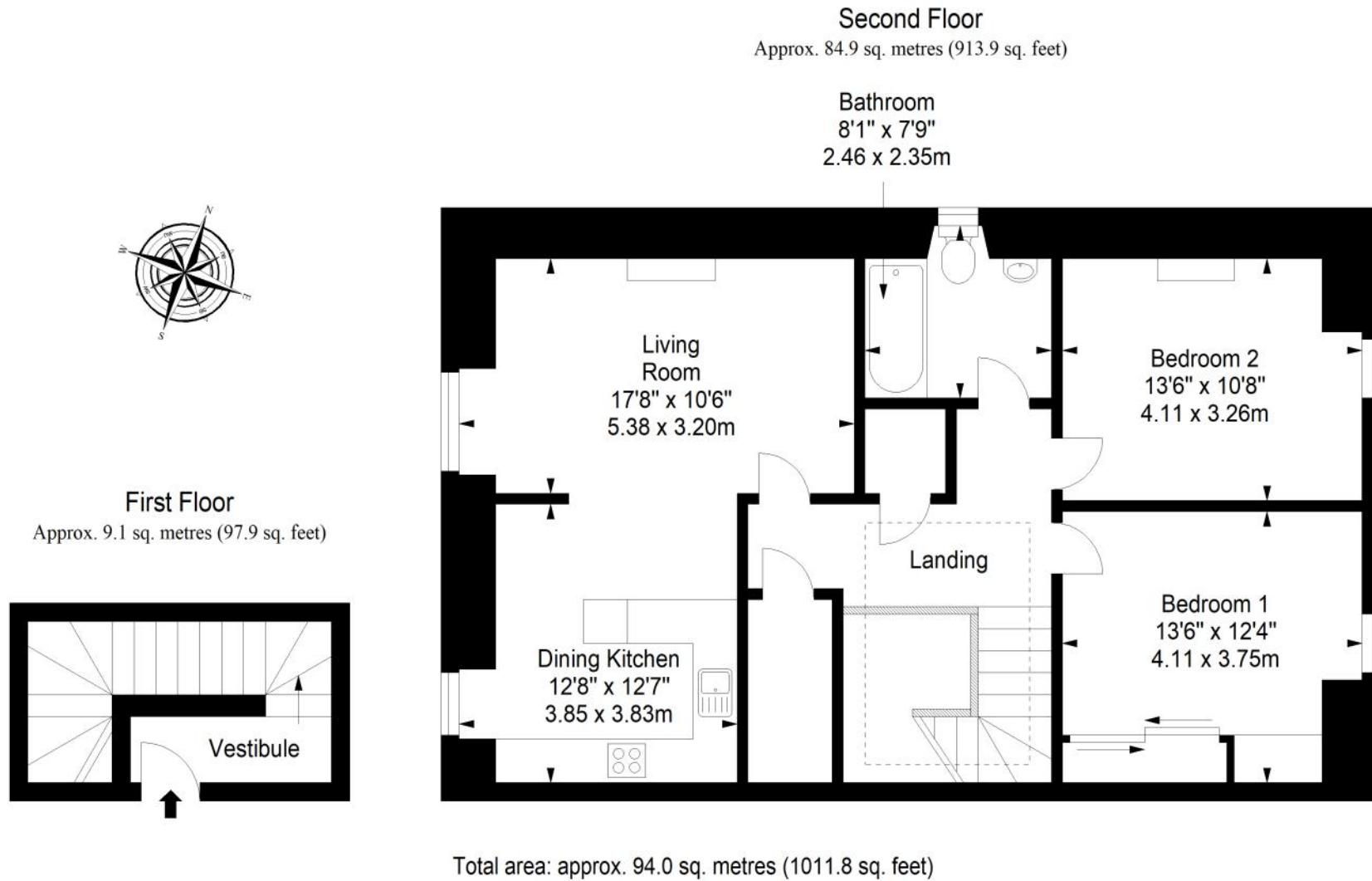




"Features bright and airy interiors with original details, including a sociable open-plan reception room and two double bedrooms"



Floorplan





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