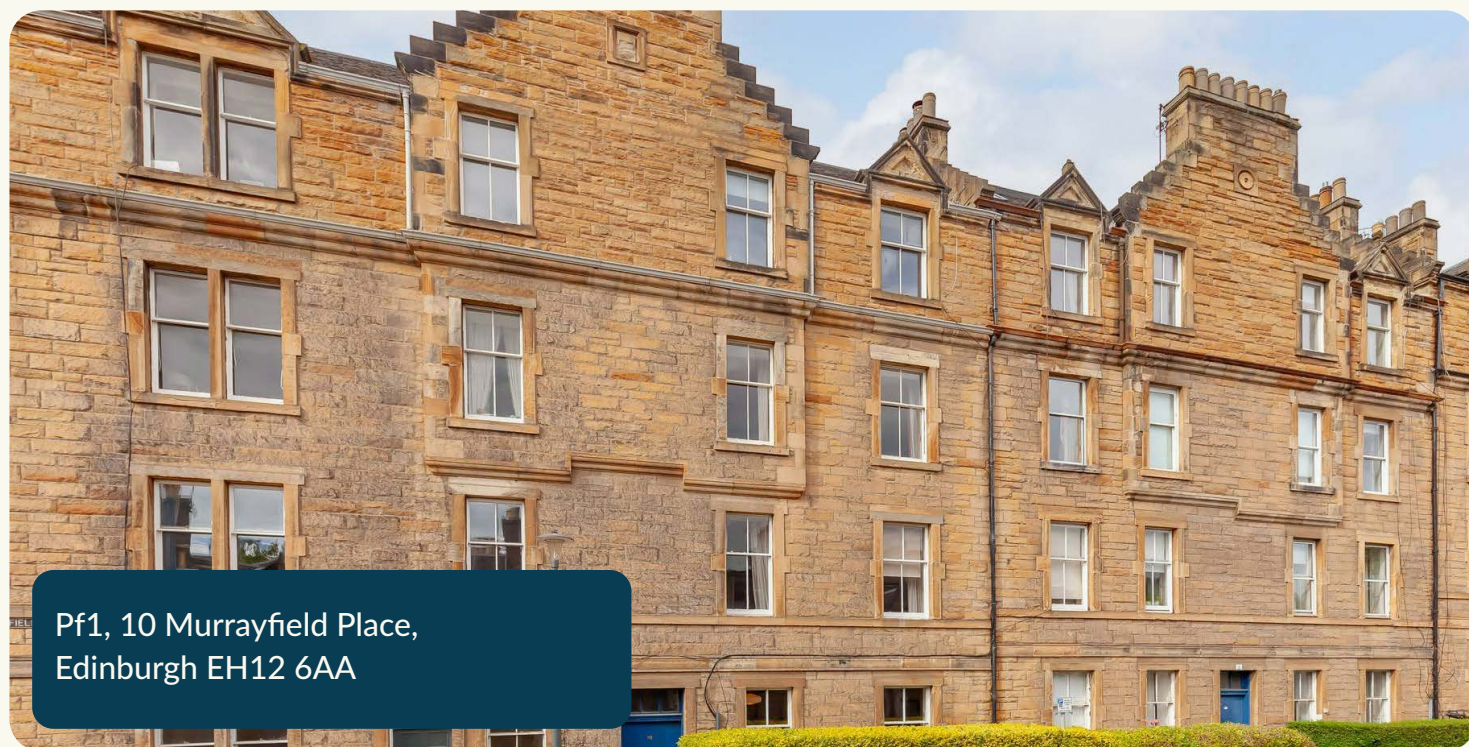




Pf1, 10 Murrayfield Place,  
Edinburgh EH12 6AA



*An extremely impressive ground floor flat which offers a superb home in a sought after location*

 2 Bed  1 Bath  1 Reception

An extremely impressive ground floor flat which benefits from a mature hedge to the front providing an excellent degree of privacy, situated within a traditional tenement in the highly regarded area of Murrayfield. The property offers a superb home which is enviably located close to excellent amenities and within walking distance of the West End and City Centre, with the nearby tram stop providing quick and easy access to Edinburgh airport. In brief the accommodation comprises; hall, sitting room/dining room with feature fireplace, separate fully fitted kitchen, principal double bedroom with feature fireplace, second double bedroom enjoying a lovely outlook over the beautiful rear garden, and modern bathroom.

### Features

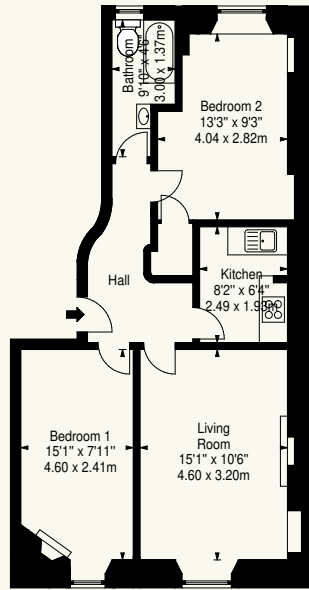
- Hall
- Sitting room/dining room
- Separate fully fitted kitchen
- Two double bedrooms
- Modern bathroom
- Gas central heating
- Secondary glazing
- Beautiful communal garden
- Residents permit parking
- EPC Rating C

**Offers Over £275,000**

Murrayfield Place,  
Edinburgh,  
Midlothian, EH12 6AA



Approx. Gross Internal Area  
599 Sq Ft - 55.65 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Murrayfield is a highly regarded and fashionable residential area lying approximately one mile west of Edinburgh city centre, within a few minutes' walk of the Murrayfield Tram Station and 10 minutes' walk of Haymarket Railway Station. The immediate locality benefits from a good selection of shops and services including a Tesco Metro and is within walking distance to Sainsbury's Murrayfield. There are regular bus services which lead to and from the City Centre and to many surrounding areas. Good public schooling

is available from nursery to senior level and private schools nearby include St George's School for Girls, Mary Erskine and Stewart's Melville. Murrayfield Rugby Stadium, Tynecastle Park and Murrayfield Golf Course are all readily accessible. There are links westwards to the City Bypass, M8 and M9 motorway networks, the Queensferry Crossing as well as Edinburgh International Airport. Also westwards are the Gyle Shopping Centre, the Edinburgh Business Park at South Gyle and The Royal Bank of Scotland Headquarters at Gogar.

FOR VIEWING:

**By appointment only**

Contact Lindsay's on:

☎ 0131 229 4040

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