



Solicitors & Estate Agents



Offers Over
£399,995

8 Western Gardens

Murrayfield | Edinburgh | EH12 5QD

A fantastic opportunity has arisen to acquire this impressive main door two-bedroom flat, occupying a desirable position within a quiet cul-de-sac in the highly sought-after area of Murrayfield. Offering generous accommodation, private gardens and excellent off-street parking, this attractive home is ideally placed for access to Edinburgh city centre, excellent commuting links and a wide range of local amenities.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Multi Car Driveway
-  Enclosed Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Presented to the market in excellent move-in condition, the property offers well-proportioned and versatile accommodation, making it an ideal choice for first-time buyers, couples, small families, investors for long or short term lets or those looking to downsize. The welcoming entrance vestibule opens into a bright and spacious hallway, which provides access to the main accommodation and benefits from excellent practical storage, including a useful utility and two separate storage cupboards. The impressive bay-windowed reception room is particularly light and airy, providing a comfortable principal living space with plenty of room for both relaxing and entertaining. A separate dining room offers excellent flexibility and provides a dedicated space for family dining and entertaining, while the stylish fitted kitchen is well equipped with a good range of contemporary wall and base units, complemented by attractive quartz worktops and integrated appliances. There are two well-proportioned double bedrooms, both offering comfortable accommodation while one bedroom offers bespoke Wren fitted storage while the other has a traditional Edinburgh Press. Completing the internal accommodation is a newly upgraded bathroom, fitted with a modern white two-piece suite and a large offset quadrant shower cubicle, creating a practical and contemporary space for everyday use.



Extras

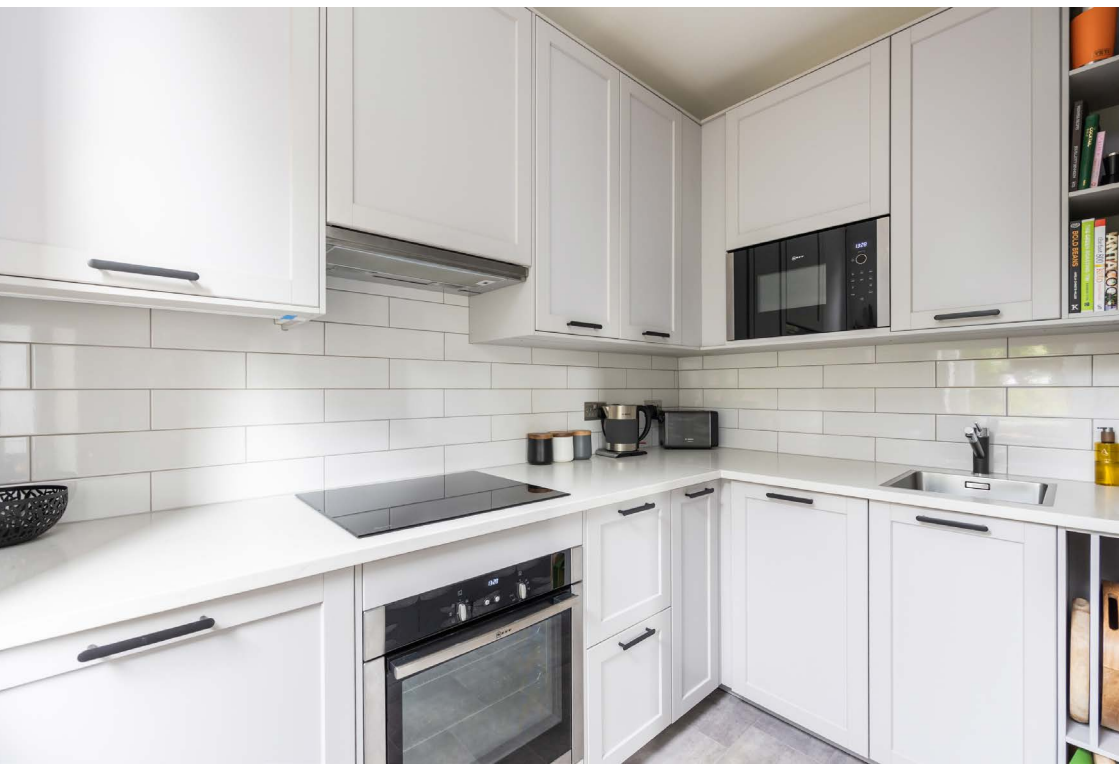
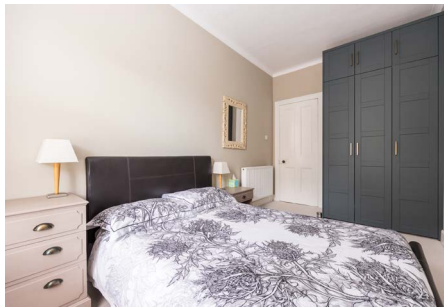
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. To note the light fitting in the reception room is not included in the sale

Gardens & Driveway

Externally, the property enjoys particularly attractive private garden grounds. The rear garden is predominantly laid to lawn and provides an excellent private outdoor space for children to play, entertaining, al fresco dining or simply relaxing during the warmer months. The garden is fully enclosed by a secure gate, providing additional privacy and peace of mind. The front of the property is equally well maintained, with attractive garden grounds and a new multi-car driveway, providing excellent off-street parking for several vehicles, a particularly valuable feature for a property in such a popular Edinburgh location.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

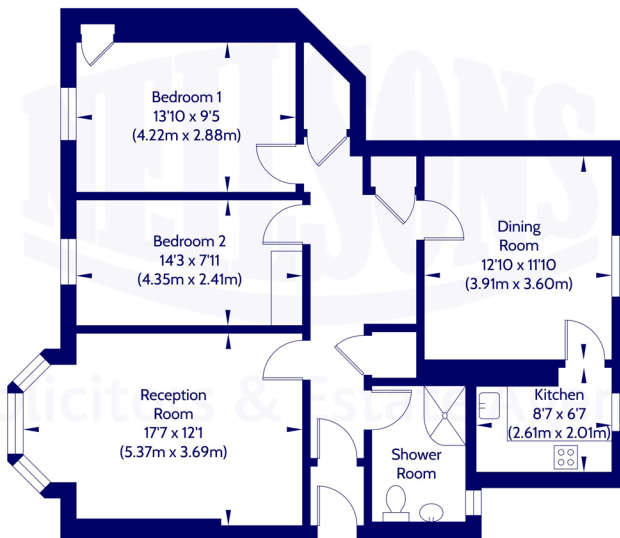
Murrayfield is one of Edinburgh's most desirable residential areas, situated to the west of the city centre and offering an excellent range of local amenities, leisure facilities and transport links. Everyday shopping is well catered for, with a Scotmid nearby and Sainsbury's at Murrayfield within easy walking distance, while further amenities can be found at Roseburn and Balgreen. Corstorphine provides an extensive range of shops and services, with The Gyle Shopping Centre and Edinburgh city centre also easily accessible. Excellent transport links make the area particularly appealing to commuters, with regular bus services from Corstorphine Road providing convenient connections into the city centre and towards Edinburgh Airport. The nearby tram network offers an additional option for travel, while the City Bypass is readily accessible, providing links to the A1, M8 and M9 motorway networks. The area also offers an excellent choice of recreational facilities, including Roseburn Park, picturesque walks and cycle routes along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink and several nearby golf courses. The Drum Brae Leisure Centre, including its swimming pool, is also within easy reach. There is a good selection of schooling and nursery provision within the surrounding area, making Murrayfield an excellent choice for families seeking a well-connected residential location close to both the city and a wide range of amenities.





Approx. Gross Internal Floor Area 83 Sq M / 894 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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