



2/3 Western Corner
MURRAYFIELD | EDINBURGH | EH12 5PY



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Located in the heart of sought after and popular Murrayfield is this generously sized and well presented second/top floor flat forming part of a traditional tenement, surrounded by a host of local amenities and fantastic transport links. The accommodation comprises of a secure entrance stair, reception hallway with fantastic storage and flexible office room, bright corner bay living room, modern fitted dining kitchen with a range of integrated, and free standing, appliances, and pantry cupboard, two double bedrooms, one with fitted wardrobes, and three piece bathroom suite separate shower unit & jacuzzi bath. The property also benefits from gas central heating and double glazing throughout and externally, a well kept private enclosed rear garden and on street parking.

- Well presented and spacious second/top floor flat
- Fantastic local amenities and transport links
- Entrance hallway with storage and flexible office room
- Corner bay living room
- Two double bedrooms, one with fitted wardrobes
- Dining kitchen with a range of integrated and free standing appliances and pantry cupboard
- Bathroom with separate shower & jacuzzi bath
- Gas central heating and double glazing
- Security entry
- Enclosed privately owned rear garden
- On street parking which does not require a permit
- Bus stops/tram all within short walking distance

Council tax band E. Energy Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, & blinds will be included in the sale.

Murrayfield is a prestigious residential district of Edinburgh approximately one and a half miles west of the City Centre, and a short walk to the West End of Edinburgh. The area is highly regarded for its leafy ambience and, its proximity to the home of Scottish rugby - Murrayfield Stadium. Excellent local amenities at nearby Roseburn cater for day-to-day needs with more comprehensive shopping facilities available at the Gyle Shopping Centre or Craighleith Retail Park. There is a choice of highly regarded schools from nursery to senior level. Leisure pursuits are well catered for with a number of well-known golf courses and Edinburgh Zoo. The city bypass and main motorway networks are also within easy reach.



