



## 97/1 Corstorphine Road

Murrayfield, Edinburgh, EH12 5QB

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Situated in prestigious Murrayfield, this traditional three-bedroom first-floor flat is a sought-after city residence that is brought to market in excellent decorative order. It offers bright and spacious rooms and includes a quality dining kitchen and bathroom. It also provides a high degree of versatility to meet a variety of lifestyles, including city professionals, families, and first-time purchasers alike.

The flat is reached via a secure telephone-entry system, the front door opening with a wonderful first impression into a central hall connecting to all accommodation. It offers built-in storage too, before flowing into the living room. Here, spacious proportions accommodate an excellent choice of furnishings, whilst a bay window ensures a light-filled ambience. The airy atmosphere is further enhanced by the crisp white décor which provides a desirable blank canvas for new buyers. A picture rail and soft carpeting add the finishing touch. Meanwhile, the dining kitchen continues the hall's hardwood floor which pairs beautifully with the light backdrop. There is plenty of space for a table and chairs, in addition to a fitted breakfast bar for casual meals. The cooking area also features Shaker-style cabinets and wood-toned worktops that blend seamlessly with the splashbacks. It is an attractive look, which comes complete with an electric range cooker and integrated appliances (undercounter fridge, freezer, dishwasher, and washing machine). A built-in display cabinet completes the space. Set side by side, the three double bedrooms are all bright and airy, offering lots of floorspace and excellent versatility to meet your needs. Each room is attractively presented too, finished with light décor and snug carpeting for optimal comfort.

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## Features

- First-floor flat in excellent decorative order
- Situated in sought-after Murrayfield
- Secure telephone-entry system
- Central hall with built-in storage
- Spacious living room with bay window
- Large dining kitchen with a breakfast bar
- Three spacious double bedrooms
- 3pc bathroom with overhead shower
- Well-maintained communal garden
- Unrestricted on-street parking in the area
- Gas central heating and double glazing
- EPC Rating - C





“Spacious living room with bay window and a large dining kitchen with a breakfast bar







The principal bedroom, with the larger footprint, also benefits from a press cupboard and a neat picture rail. Finishing the accommodation is a bright three-piece bathroom, which features tongue-and-groove panelling and light décor. It is equipped with a toilet, a pedestal washbasin, and a bath with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a communal garden that is laid to lawn and framed by mature planting – perfect for enjoying the summer months with neighbours. Unrestricted on-street parking is also available in the area.

Extras: all fitted floor and window coverings, light fittings, an electric range cooker, and integrated kitchen appliances to be included in the sale.

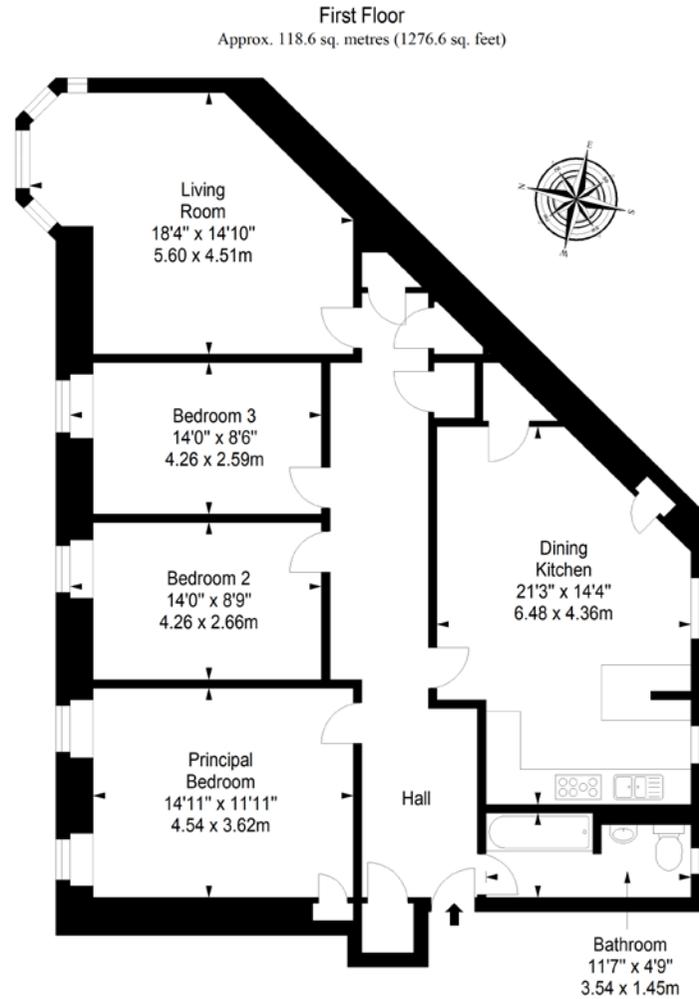
## Murrayfield, Edinburgh

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.





# Floorplan



Total area: approx. 118.6 sq. metres (1276.6 sq. feet)

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