

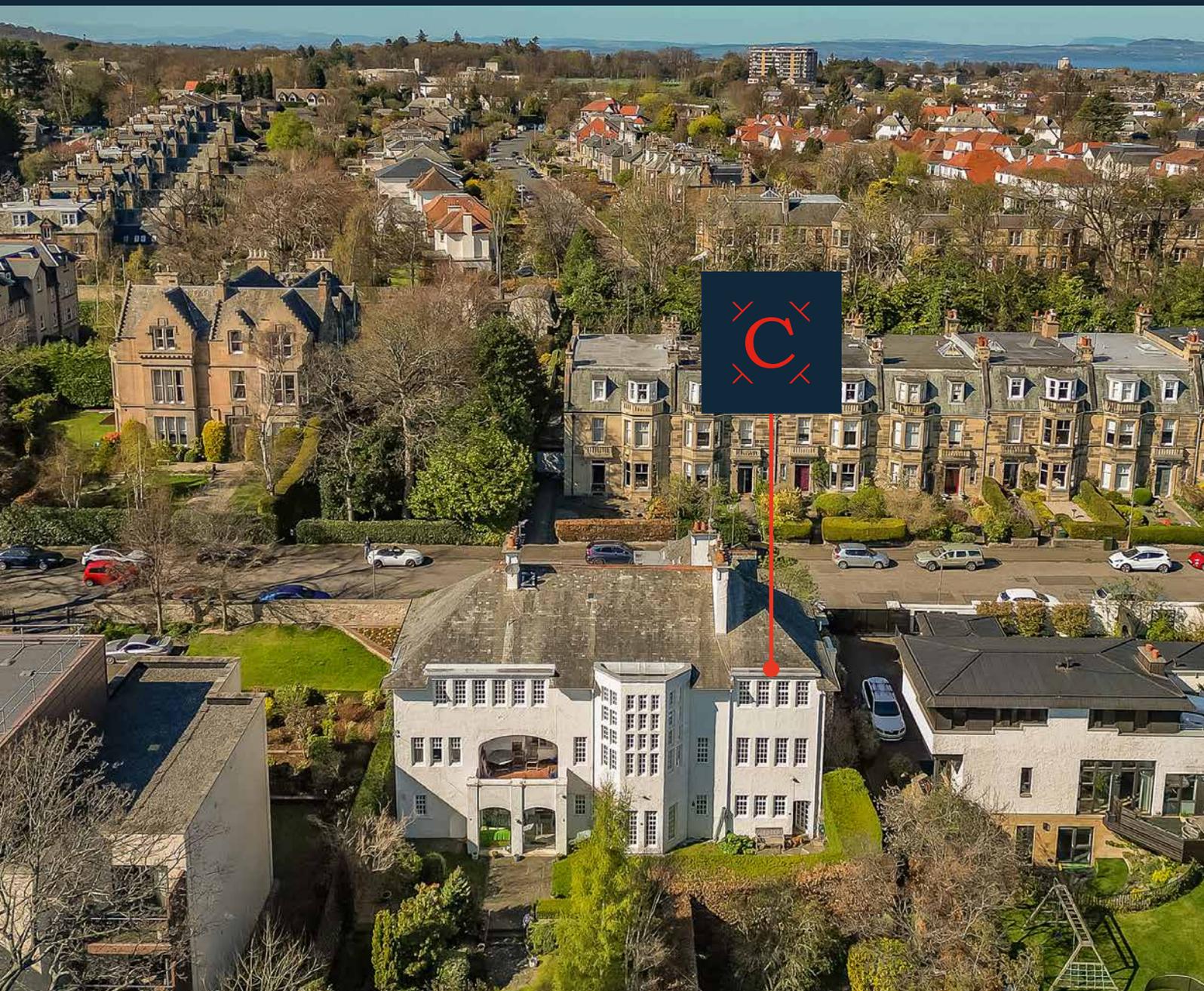


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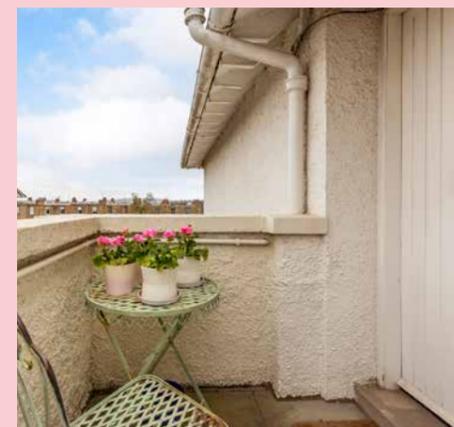
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13 Murrayfield Drive

Murrayfield, Edinburgh, EH12 6EB



Desirably situated in Murrayfield, with convenient, easy access to all the city has to offer, this remarkably spacious and versatile main-door flat lies within an A-listed suburban villa that exudes elegant Edwardian charm. It enjoys airy proportions, understated décor, sympathetic modern additions, and an array of characterful Arts and Crafts features. Additionally, there is a private outdoor seating area and controlled parking along the leafy Murrayfield Drive.



Contents

General Features

Leafy address in exclusive Murrayfield

Close to tram and rail links

Upper main-door flat in an A-listed Arts and Crafts villa

Immaculate minimalist interiors with enchanting period details

Superb space and flexibility for modern living

EPC - TBC

Council Tax Band - G

Accommodation Features

Entrance hall with plentiful storage

Sun-filled living room with storage and fireplace

Bright formal dining room with fireplace

Exceptionally well-appointed, dual-aspect kitchen

Three charming double bedrooms

Bright, modern shower room

Useful attic storage

Gas central heating

External Features

Private seating area to the front

Priority on-street parking for residents (parking area B9)

08 The Property

10 Entrance

12 Reception rooms

18 The kitchen

22 The bedrooms

28 The bathrooms

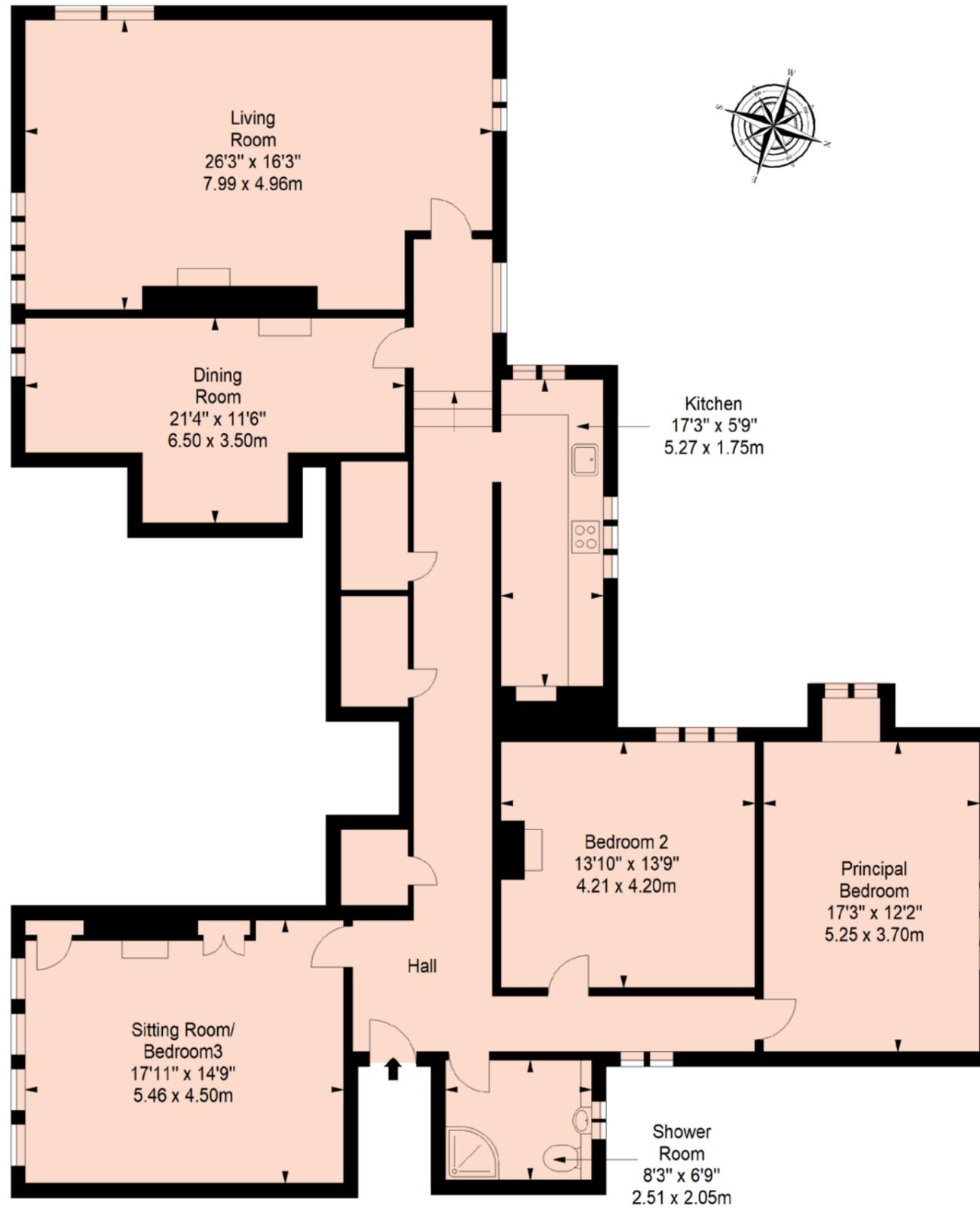
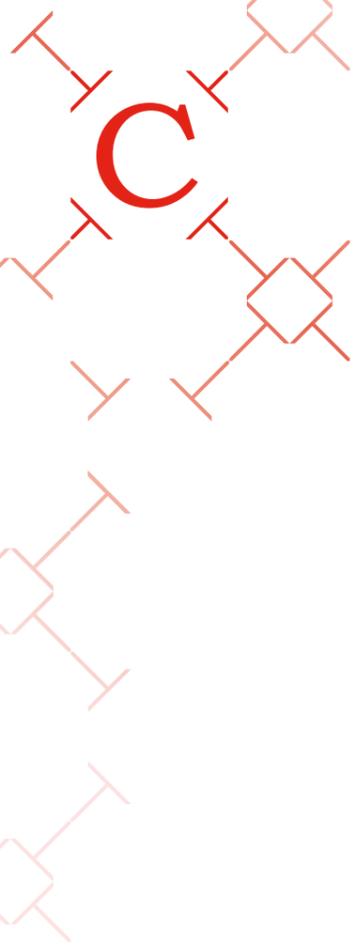
30 Externally

32 The area



13
Murrayfield
Drive





Property Name

13 Murrayfield Drive

Location

Murrayfield, Edinburgh,
EH12 6EB

Approximate Total Area:

171.3 sq. metres (1843.9 sq. feet)

 **Ground Floor**

 **Second Floor**

The floorplan is for illustrative purposes.
All sizes are approximate.




 13
 Murrayfield
 Drive

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13 MURRAYFIELD DRIVE

A spacious flat

located within a historically significant Arts and Crafts villa in sought-after Murrayfield

Offering over 1,800 square feet of flexible interiors, this three-bedroom, two-reception-room upper apartment is arranged over two floors of a detached A-Listed Edwardian villa in the leafy West Murrayfield conservation area. This exclusive address is just over a mile from Haymarket train station and the vibrant West End, with easy access to bus and tram links and top schools.

The early 20th-century Arts and Crafts movement aimed to maximise space and light in the home, while

employing quality natural materials and fine craftsmanship. The flat beautifully showcases this iconic era with exquisite details such as hardwood flooring, decorative fireplaces, and charming cottage-style windows. A minimalist backdrop invites the purchaser to add their own style to the décor, while a private outdoor seating area and controlled on-street parking complete this stunning home.



Welcome to

13 Murrayfield Drive



A secure private entrance is through a distinctive geometric gate, with steps leading up to the flat. Inside, a lengthy hall features durable wood flooring and numerous storage cupboards. At the end of the hall, two reception rooms continue the handsome flooring.





Both rooms enjoy a sunny position, tranquil leafy views, and an ornamental fireplace. The living room offers excellent display shelving and is filled with natural light from three-sided windows. The formal dining room provides a fantastic space for entertaining guests, conveniently located just across the hall from the kitchen.

Two sunlit reception rooms

with a tranquil leafy outlook

Sun-filled living room with storage and fireplace





The formal dining room provides a fantastic space for entertaining guests, conveniently located just across the hall from the kitchen.





Luxury classical
kitchen

The dual-aspect kitchen is well-equipped with ample storage and workspace. Its timeless design captures the essence of Arts and Crafts, featuring an oak-inspired floor, muted tiling, and solid timber units in sage green topped with

luxurious marble. A Belfast sink contributes to the classic charm, and the appliances include an integrated oven, microwave, electric hob with a chimney-style hood, and a dishwasher, plus an under-counter washing machine.

Fully equipped for busy chefs





Three generous double bedrooms

homely spaces for tranquil rest

The three double bedrooms are open to the eaves, creating airy, yet cosy sleeping quarters. Two have soft carpeting; the principal has a bright dual-aspect, and the other has a period fireplace. The third is wood-floored and currently used as a second sitting room. This generous south-facing room has incorporated storage and a focal fireplace embellished with colourful Delft-pattern tiles.





Wood-floored and currently used as a second sitting room





A bright, modern shower room

completes the home

Completing the interior and conveniently close to the bedrooms is a bright, modern shower room tastefully tiled in neutral tones. It boasts a WC-suite, vanity storage, a towel radiator, and a shower enclosure.



13
Murrayfield
Drive



Private seating area for outdoor relaxation and controlled on-street parking

Externally

Outside, a private spot for a bistro table and chairs is by the front door. On-street parking is also available, which is controlled under parking area B9 to ensure priority for residents.

Extras The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

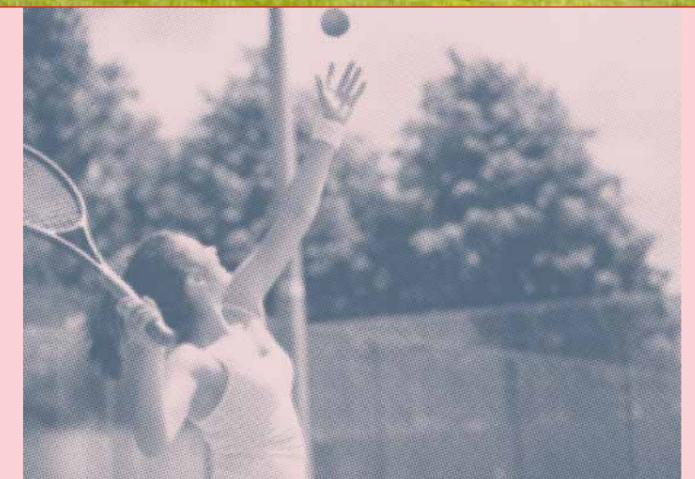


Murrayfield, Edinburgh

This leafy location is less than two miles from the bustling city centre

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.





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