



CLANCYS

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13 Murrayfield Drive

Edinburgh, EH12 6EB



Welcome to

13 Murrayfield Drive

Clancy's Solicitors & Estate Agents are delighted to present this very impressive light and spacious upper main door apartment, forming part of a significant 'A' listed 'Arts & Crafts' Edwardian villa which is unique in every aspect. This elegant home retains its period charm and characteristics, including hardwood flooring, solid wood panelled doors, decorative fireplaces, charming cottage-style windows, beautiful woodwork and intricate ceilings. The accommodation comprises a large welcoming entrance hallway leading to a spacious lounge, which is flooded with natural light from the dual aspect windows and offers a comfortable space for relaxing. A feature fireplace represents the main focal point of the room. The exquisite kitchen is fitted with an abundance of high-quality storage units, complemented with ample marble worktop surfaces incorporating a charming Belfast sink. The formal dining room is elegantly presented and provides the perfect space for entertaining family and guests. There are three charming double bedrooms, all providing a tranquil retreat and a contemporary shower room that is fitted with a white suite and glass shower cubicle with an electric shower. The property further benefits from gas central heating, excellent storage facilities including eaves and attic space. Externally there is an access courtyard. On-street parking is also available. Viewing is highly recommended to fully appreciate the vast size, standard and quality that this exceptional home has to offer.



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General Features

- Enviably city location
- Controlled on-street parking
- Period charm and characteristics
- Close to vast open green spaces
- Entrance hallway
- EPC rating - E
- Lounge
- Council Tax Band – G
- Kitchen
- Tenure - Freehold
- Dining room
- 3 Bedrooms
- 1 Shower room
- Gas central heating
- Cottage style windows
- Good storage facilities
- Access courtyard

Extras

All fitted floor covering and integrated appliances in the kitchen that include an integrated oven, microwave, electric hob with a chimney-style hood, and a dishwasher, plus an under-counter washing machine.

the area

Open Green Spaces

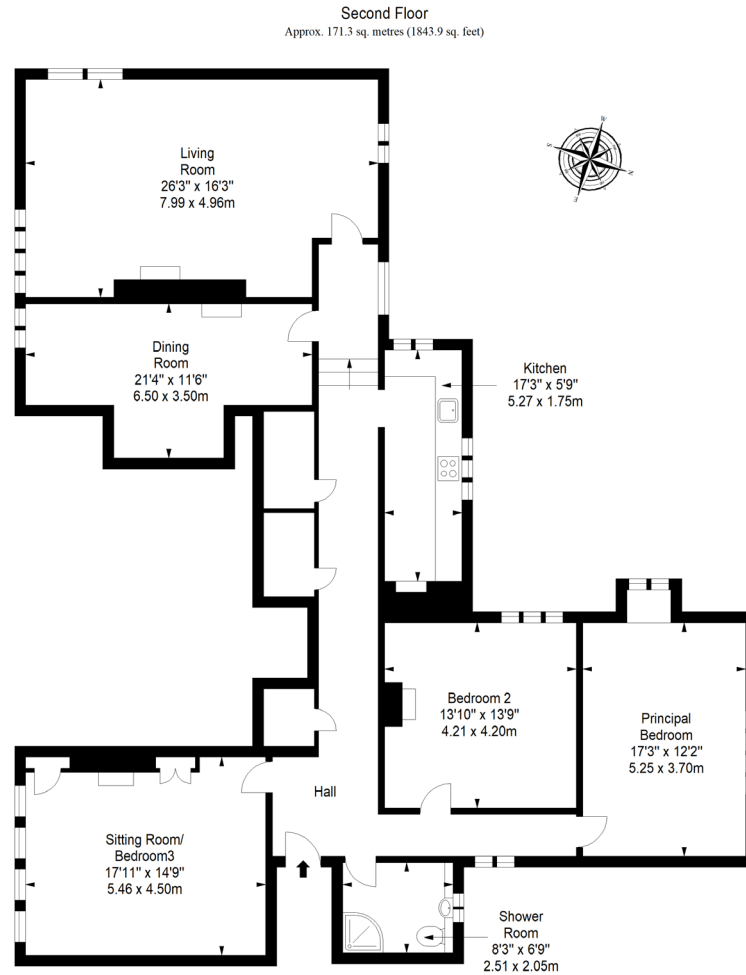
The property is superbly located for easy access to surrounding vast open green space that include the Water of Leith the delightful walkway is just a stroll away from the hustle-and-bustle of the city, and ideal for families. Corstorphine Hill is the most westerly of Edinburgh's Seven Hills, Corstorphine Hill provides an enjoyable woodland walk with superb views looking out over the city and across the Forth. Roseburn Park in Edinburgh, United Kingdom, offers a picturesque setting for walking and running enthusiasts. The park is a haven for outdoor activity, boasting essential amenities such as leisure playgrounds and picnic sites, making it an ideal spot for families and individuals looking to engage in physical activities.

Location

Murrayfield is a prestigious residential district of Edinburgh approximately one and a half miles west of the City Centre. 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.



floorplan



Total area: approx. 171.3 sq. metres (1843.9 sq. feet)