



Garscube Terrace, Murrayfield, EH12

**Knight  
Frank**

# A unique three bedroom apartment with private garden and garage.

This is a charming second floor apartment forming the entire top floor of a converted Victorian house with extensive views across Edinburgh. The property benefits from its own private garden area and a large garage with additional off-street parking to the front.

The property is accessed via a well-presented shared entrance stair with an entry phone system. The flat comprises a delightful sitting room with four windows facing south and a separate dining area. The contemporary kitchen is well-appointed and features gloss units and integrated appliances. The principal bedroom is a good size and benefits from a stylish en suite shower room. This room has a stunning view of the Pentlands. The second bedroom also has an en suite shower room and fitted wardrobes. Bedroom three is situated to the rear of the property and is serviced by the main bathroom situated off the hallway. There is also a utility room.

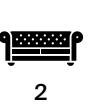
This well-proportioned flat is in good condition and retains some fine details of the period including the timber-framed sash-and-case windows. The flexible accommodation makes this property equally suited to professionals, investors or for use as an urban pied-a-terre.



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EPC  
TBC

Offers Over  
£560,000

Tenure  
Freehold

Local Authority  
The City of Edinburgh Council

Council Tax  
Band F





A private garden is situated adjacent to the shared driveway and there is a private garage which has a water supply.

## Location

Murrayfield is located to the west of the city centre, conveniently located close to the West End, City Centre and Haymarket Station. There is local shopping in nearby Roseburn including a Tesco Metro, a large Sainsbury's Supermarket and a Marks & Spencer Food Hall at Craigmyle Retail Park a few minutes drive away.

For recreation, there are golf courses at both Ravelston and Murrayfield and access to walks along the Water of Leith with Murrayfield Stadium within easy walking distance. The area is well placed for ease of access to the City bypass, Edinburgh International Airport and all of central Scotland's motorway links.

There are excellent schools in both the state and private sectors nearby, in particular Roseburn Primary School, St George's School for Girls, Stewart's Melville College and Mary Erskine School.

## Financial Guarantee/Anti Money Laundering

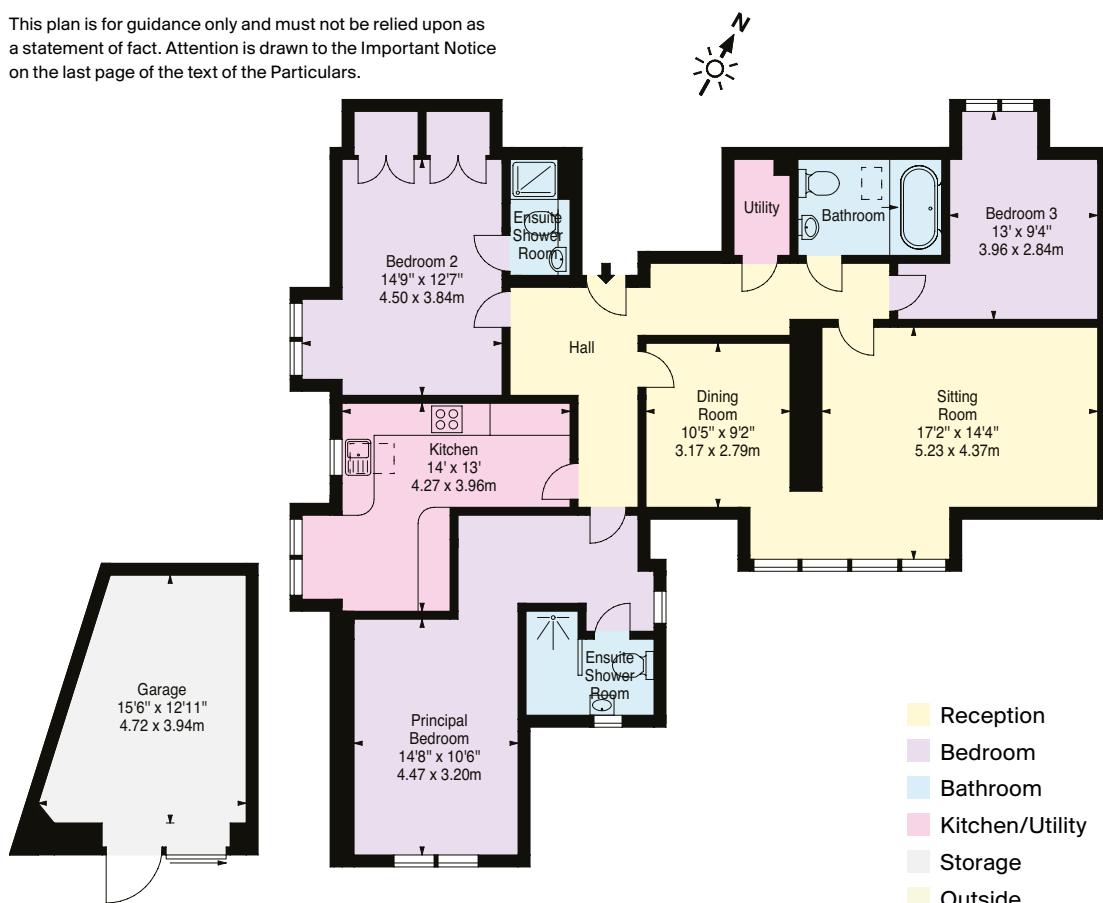
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

## Approximate Gross Internal Floor Area

1394 Sq Ft - 129.50 Sq M

Garage: 181 Sq Ft - 16.81 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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