



Murrayfield Gardens, Edinburgh, **EH12**

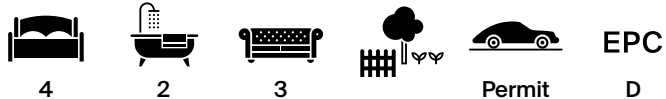
---



# A rarely available four bedroom terraced house situated in the **prestigious and highly desirable** area of Murrayfield.

Murrayfield Gardens is a delightful family house in one of Murrayfield's most sought-after addresses, combining wonderful reception rooms with four bedrooms and a large garden. The current owners have undertaken a refurbishment of the property to configure the house to suit modern family life. Ideally suited to families looking to live in the area, the property is within easy reach of many of the area's well-known schools.

The house is approached via an attractive front garden with the ground floor providing flexible living space. Located to the front of the property is the sitting room benefiting from a large bay window, an attractive fireplace with gas fire and pretty corning. To the rear is the modern kitchen/dining room, from here there is access to the stunning Mozolowski & Murray bespoke family room which beautifully connects the house to the garden. Also on the ground floor is a utility/kitchenette plus shower room and store cupboard.



Offers Over	Tenure	Local Authority	Council Tax
£950,000	Freehold	The City of Edinburgh Council	Band G



The principal bedroom is located to the front of the first floor with ample storage. This is an impressive room with a bay window providing excellent natural light. Also to the front of the house is a double bedroom that would also work well as a generous study. To the rear of the house are two double bedrooms, both with lovely views across the garden and on to the Pentland Hills beyond. Completing this floor is the main family bathroom which is in excellent condition and features a bath with a shower over it. The house also benefits from attic storage.

Outside, there is a southwest-facing garden with a patio area and lawn with mature borders and a useful garden shed.

## Features

- Prime location
- Set over two floors
- Large floor area
- Four double bedrooms
- Two bathrooms
- Open plan modern kitchen
- Private front and rear garden
- Permit parking





## Location

Murrayfield is widely considered as one of Edinburgh's most sought-after locations. The area, approximately 1.5 miles from the city centre, has many excellent amenities including Murrayfield Stadium, several sports clubs, golf courses at Ravelston and Murrayfield and an ice rink. Some of Edinburgh's best schools, including St George's, Mary Erskine and Stewart's Melville are within walking distance of the property.

The excellent local amenities of the West End and the City Centre are a short distance away, along with the newly refurbished Haymarket Railway Station with its excellent train, bus and tram links. Local shopping is available at nearby Roseburn, whilst a short drive takes you to Craigleith Retail Park with a Sainsbury Superstore and Marks and Spencer amongst its many shops. There is convenient road access towards the City Bypass, Edinburgh International Airport and the motorway links to the North, South and West.

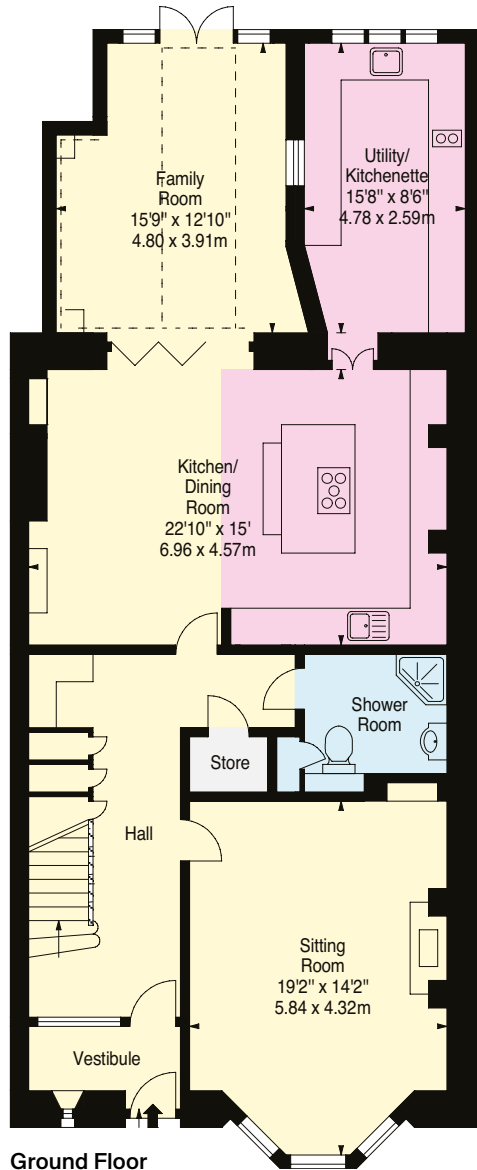




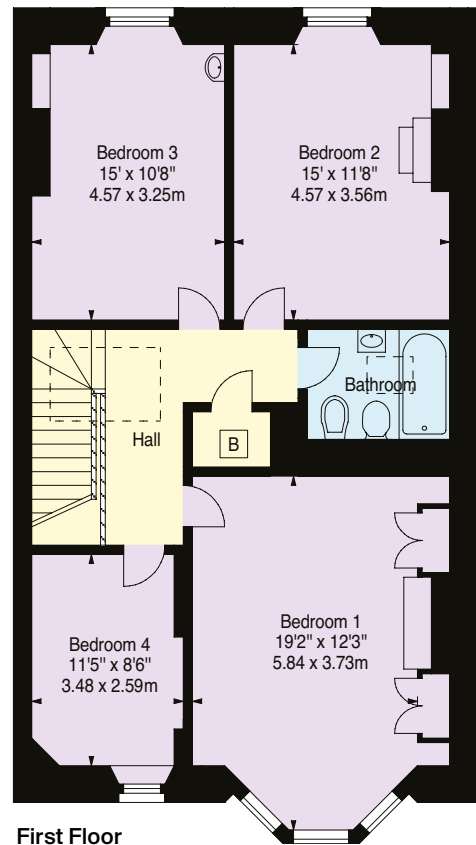
**Approximate Gross Internal Floor Area**  
**2217 Sq Ft - 205.96 Sq M**

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**First Floor**

## 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.

**Knight Frank Edinburgh**  
 80 Queen Street  
 Edinburgh  
 EH2 4NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**  
  
**Ricardo Volpi**  
 0131 222 9600  
[ricardo.volpi@knightfrank.com](mailto:ricardo.volpi@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)