



Succoth Gardens, Edinburgh, **EH12**



An attractive and substantial four bedroom apartment located in the **highly desirable area** of Murrayfield.

Succoth Gardens combines fine period features with contemporary fixtures and finishing, making this a stunning family home. The property is entered via the first floor where you are welcomed to a bright and spacious hallway. From here this leads to the modern kitchen with views to the rear of the property. Continuing on this floor you have the stunning living room boasting large bay windows which flood the room with natural light, intricate cornicing and a wood burning stove. Completing this floor is the large modern bathroom.

The second floor of the property holds four generously proportioned double bedrooms with ample storage. Completing this level is a large modern shower room, catering to the needs of the whole family.

A gate at the side of the property leads to the shared private gardens. This is a wonderfully private space with exclusive access to the proprietors of the surrounding houses.



Offers Over	Tenure	Local Authority	Council Tax
£760,000	Freehold	The City of Edinburgh Council	Band G



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 Craighleith 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.

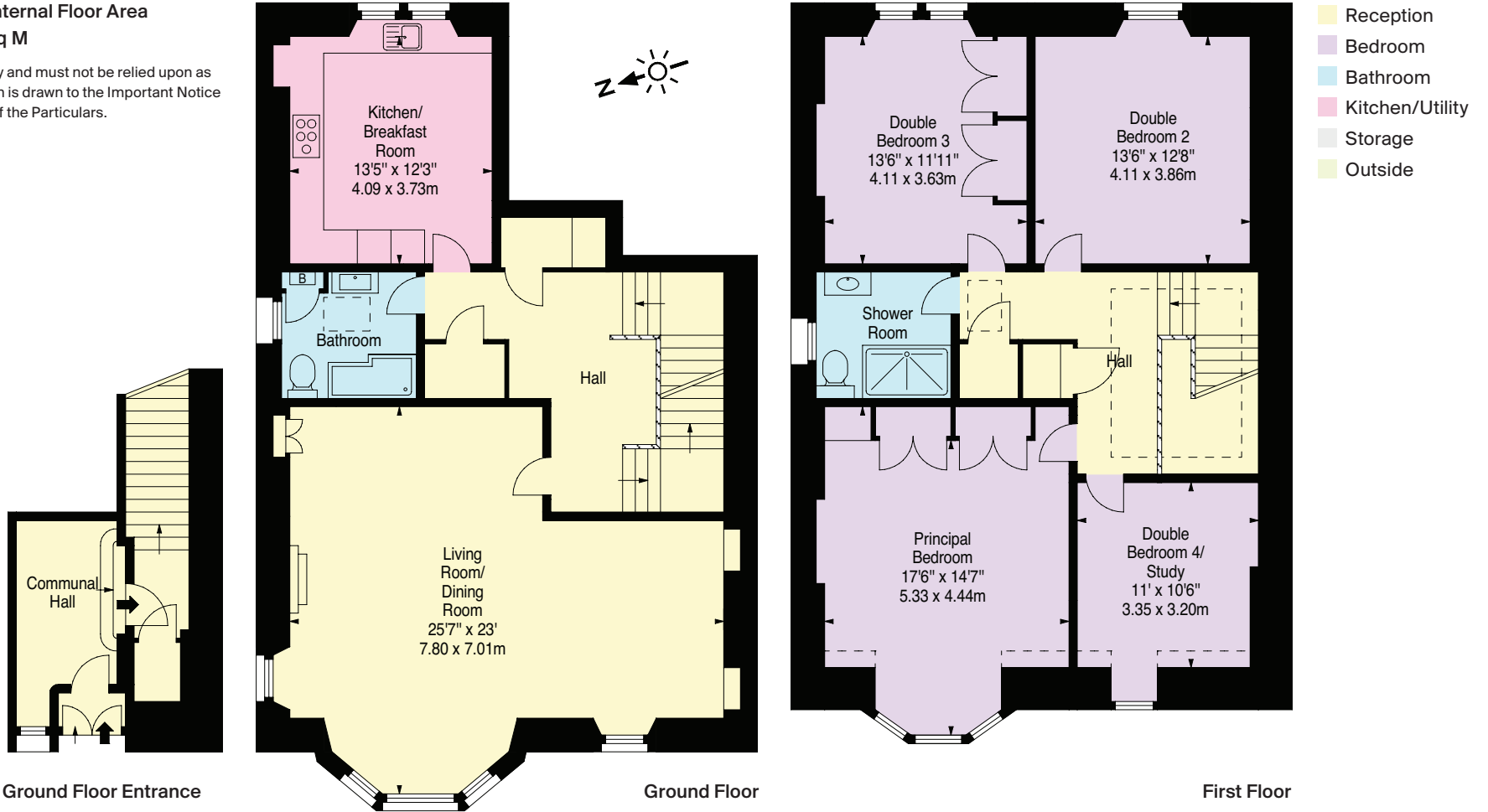
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All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial 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
2010 Sq Ft - 186.73 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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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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