



lindsays

21 Coltbridge Avenue
Murrayfield, EH12 6AF

"An enviably located five-bedroom mid-terraced house in the popular Murrayfield area"

- Spacious mid-terraced family house
- Popular location in Murrayfield
- Three reception rooms
- Stylish kitchen with AGA
- Five bedrooms (master en-suite bathroom)
- Family bathroom
- Gas central heating
- Private front and rear garden
- Outhouse and potting shed

EPC Rating D

FIXED PRICE £870,000

£15,000 BELOW HOME REPORT VALUE



Description

An enviably located five-bedroom mid-terraced house in the popular Murrayfield area. The property, which extends to approximately 2267 SQ FT, benefits from private gardens to the front and rear, gas central heating, sanded floors, fireplaces, decorative cornice work, high ceilings in the reception rooms and working shutters. Entry is via a traditional vestibule which opens into the hallway leading to a semi open-plan dining hall or second sitting room. Through this room is a beautifully proportioned sitting room extending to over 27 feet in length and having direct access to the enclosed rear garden via French doors. Also on the ground floor is the stylish kitchen with Aga, a dining room and the fifth bedroom. Upstairs are four double bedrooms and the family bathroom. The master bedroom benefits from an en-suite bathroom with bath and separate shower unit. Both bathrooms are recently installed and contemporary in style. Externally the property has a spacious garden to the rear with a large lawn, outhouse, potting shed and an area of decking.

Area

Murrayfield is a highly regarded and fashionable residential area lying approximately one mile west of Edinburgh city centre. The area provides local convenience shopping while within comfortable walking distance of Edinburgh's West End and Princes Street. There are also many recreational facilities in the vicinity and frequent public transport service (particularly the 100 Airport service) operates to many parts of the city. For commuters, Haymarket Railway Station is within walking distance and the city by-pass linking with major motorway networks is easily accessible.

Viewing

by appointment contact Lindsays on 0131 229 4040



Coltbridge Avenue,
Edinburgh,
Midlothian, EH12 6AF



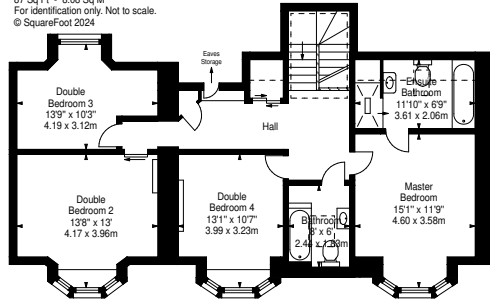
Approx. Gross Internal Area
2267 Sq Ft - 210.60 Sq M
(Including Outhouse)

Greenhouse

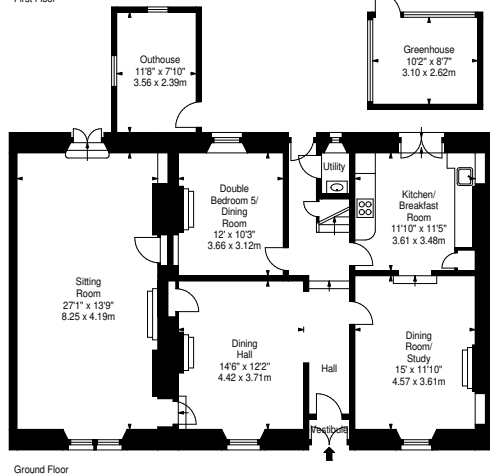
Approx. Gross Internal Area
87 Sq Ft - 8.08 Sq M

For identification only. Not to scale.

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First Floor



Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.