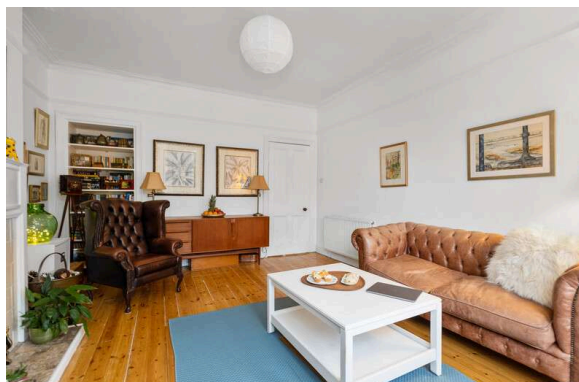




103/1 Corstorphine Road
MURRAYFIELD | EDINBURGH | EH12 5QB


warners
solicitors & estate agents



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Fantastic three bedroom, first floor flat, of immense appeal forming part of a traditional tenement building, boasting south facing views to the Pentland Hills and located within the highly desirable Murrayfield district of Edinburgh. The property offers bright, comfortable, and flexible accommodation and has been maintained to an excellent standard by the current proprietor. Entered via a well-maintained communal stairwell the property comprises of a spacious central reception hall with two good sized storage cupboards. The bay windowed living/dining room boasts a handsome feature fireplace, forming an attractive focal point. The contemporary kitchen enjoys views to the Pentlands and is fitted with wall and floor units and integrated appliances. All bedrooms are doubles with the principal enjoying views towards the Pentlands also. The family bathroom completes the accommodation with a mains mixer shower over claw footed bath. Further benefits include gas central heating and double glazing. Externally there is a well-maintained communal south facing rear garden and there is unrestricted on street parking .

- Well presented first floor flat
- Welcoming hallway with storage
- Living room with bay window and feature fireplace
- Contemporary fitted kitchen with Pentland views
- Three double bedrooms
- Family bathroom with mixer shower over feature bath
- Bespoke storage options
- Gas central heating & double glazing
- Lovely Pentland views to the rear

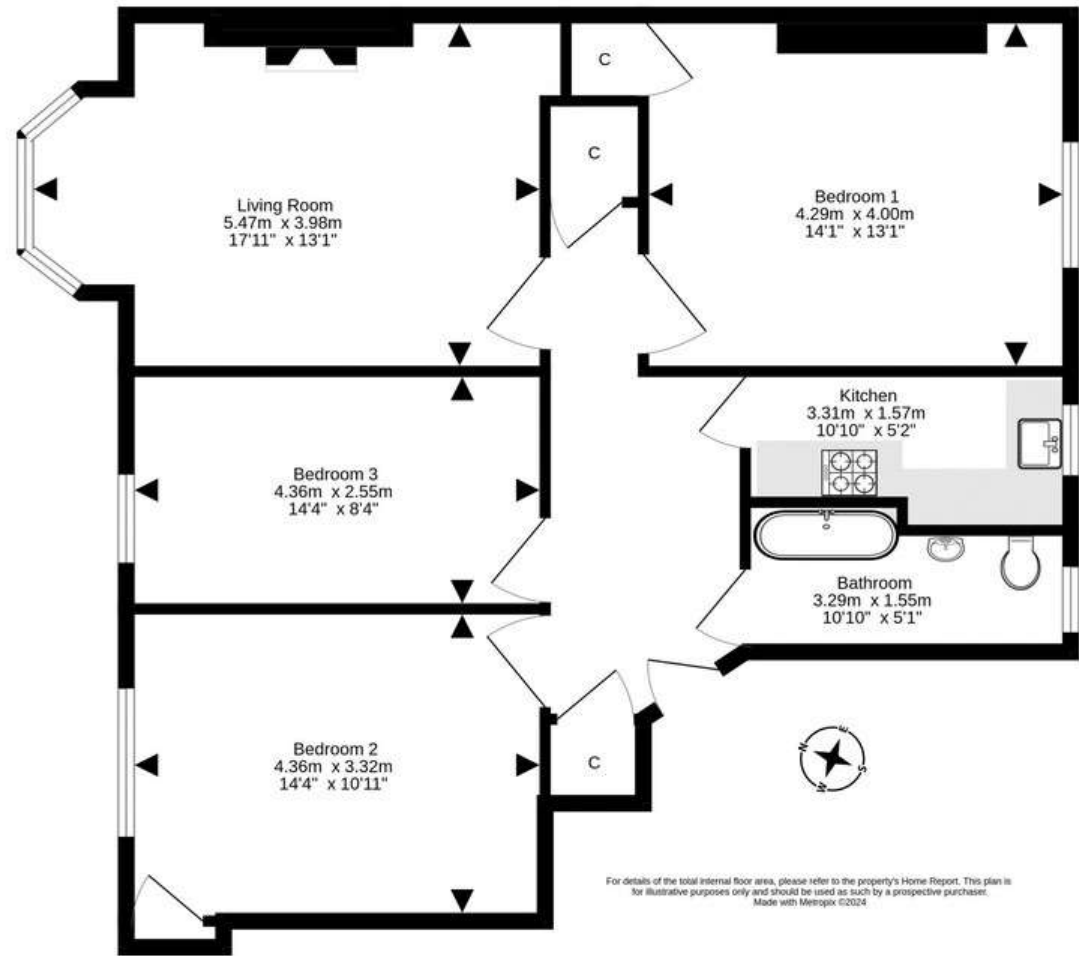
Included in the sale will be the fitted appliances and fitted floor coverings. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





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