



7 Western Corner
EDINBURGH | EH12 5PY

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Description

Boyd Property are delighted to present to the market this light, well-proportioned modern four-bedroom townhouse, arranged over three levels, quietly tucked away within a small exclusive development, benefiting from a private garden and top floor balcony offering views towards the Pentlands. This stunning property is offered to the market in excellent order and briefly comprises; a small welcoming entrance hall, a comfortable lounge with space to accommodate a dining table, a stylish fitted kitchen with ample base and wall mounted units with complimentary worktop surfaces and useful WC. On the first floor there are two bedrooms, both with fitted wardrobes (one with an en suite shower room) and a contemporary family bathroom with shower over the bath. On the top floor there is a master bedroom which comes complete with a modern en suite shower room, fitted wardrobes and a private balcony with views towards the Pentland hills and there is a further bedroom. The property benefits from gas central heating, double glazing, and good storage facilities. Externally there is a fully enclosed rear garden and to the front there is private parking for one car. This property will make a superb family home and viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

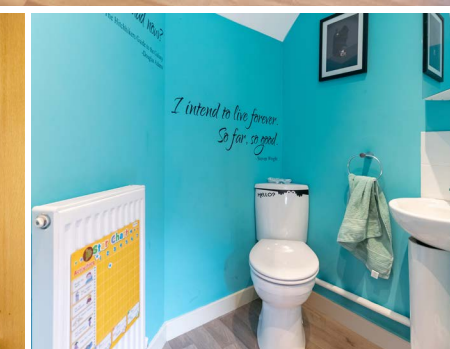
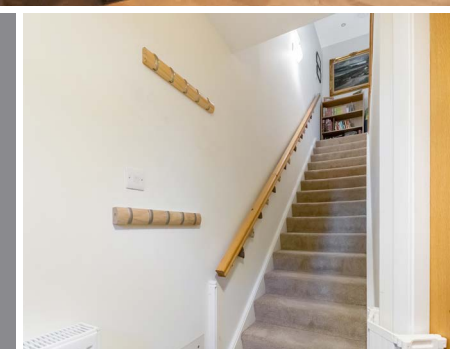
Murrayfield is a highly desirable residential area lying to the West of Edinburgh's City Centre with good local day to day amenities including a Scotmid nearby and a Sainsbury's at Murrayfield which is a short walk away. There are further amenities at nearby Roseburn and Balgreen and extensive shopping can be found at Corstorphine which is within an easy commute together with the Gyle Shopping Centre and the City Centre, all easily accessible by car or bus. The bus services from Corstorphine Road provide a quick link into the centre and surrounding areas with the city bypass on hand linking the A1, M8 & M9. Commuters will also have access to a nearby tram stop. There are many leisure and recreational facilities within the vicinity including Roseburn Park, picturesque walks along the Water of Leith, Edinburgh Zoo, Murrayfield Ice Rink together with various golf courses. The Drum Brae leisure centre with swimming pool is only a short drive from the property. Good schooling can be found from nursery to secondary level providing an ideal location for the growing family.

Extras

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

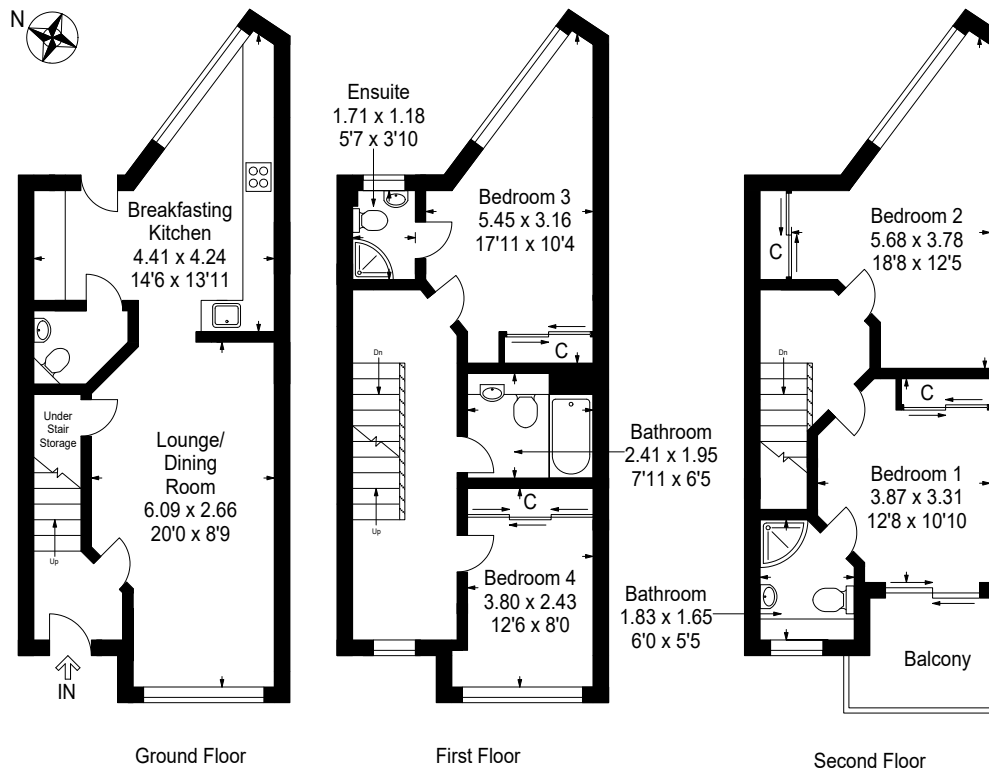
For price and viewing information contact Agents.



Features

- Entrance hallway
- Lounge/Dining room
- Kitchen
- Downstairs WC
- 4 Bedrooms
- 2 Ensuite shower rooms
- Bathroom
- Double glazing
- Gas central heating
- Private gardens rear
- Private parking space to front





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

