



# 16/5 RUSSELL ROAD

MURRAYFIELD, EDINBURGH, EH12 5NE



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## 16/5 Russell Road

Situated in sought-after Murrayfield, within walking distance of the West End and Haymarket's transport hub, this two-bedroom, two-bathroom flat lies on the second/top-floor of a stylish development. The flat's prime location offers access to unrestricted on-street parking, good neighbourhood amenities and delightful green spaces.

The front door is reached via a well-maintained secure communal stairwell. Welcoming into the home is an airy hall with handy built-in storage and pared back décor enhanced by handsome oak-style flooring, a tasteful finish continued into the adjoining living area. Extending the full depth of the property and brightly lit by double windows, this open-plan living space is perfectly designed for everyday living and entertaining, incorporating flexible space for comfortable seating and dining furniture, alongside a stylish dark metal-grey kitchen. Here, cabinetry and down-lit workspace comes neatly integrated with an eye-level oven and microwave, a gas hob with a hidden extractor, a dishwasher, a washing machine, and a fridge freezer. Also located within the flat are two double bedrooms, both carpeted and benefiting from double skylight windows. One bedroom is further supplemented by wall-to-wall wardrobes, discreetly housed behind a sleek wood-toned frontage, and a chicly-tiled en-suite shower room featuring a wall-mounted WC-suite and walk-in shower enclosure. Completing the accommodation is a similarly-styled bathroom with a shower-over-bath. The property is kept warm by efficient gas central heating and full double glazing.

Externally, local on-street parking is conveniently unrestricted. Nearby open spaces for recreation and relaxation include the scenic Water of Leith walkway and Roseburn Park, adjacent to Murrayfield Stadium, with the city's extensive cycle network also easily accessible.

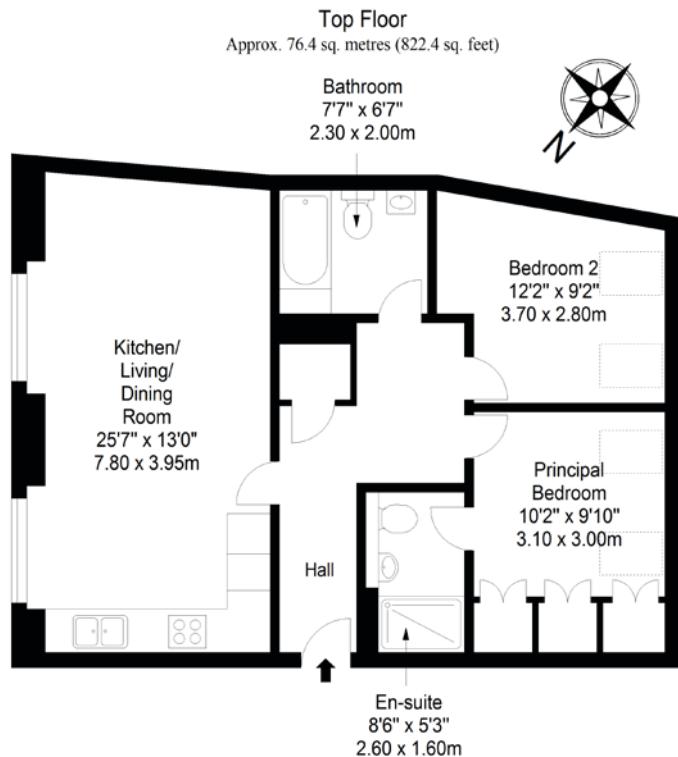
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale.

Please note: Some of the rooms have been virtually-staged from actual photos of the rooms.



## Murrayfield, Edinburgh

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, the BT Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.



Total area: approx. 76.4 sq. metres (822.4 sq. feet)



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