



GILSON GRAY

LAW • PROPERTY • FINANCE

1/7 KINELLAN ROAD
Murrayfield, Edinburgh, EH12 6ES



Forming part of an attractive, well-maintained development in sought-after Murrayfield, this three-bedroom, two-bathroom first-floor flat offers wonderfully bright and spacious accommodation, presented with modern fixtures and fittings and tasteful décor throughout. Furthermore, it benefits from close proximity to a range of shops (including well-known brands and independent retailers), education facilities from nursery to secondary level, transport links connecting across the city, and open spaces, including Corstorphine Hill and Hillwood Park. Extras: Integrated kitchen appliances comprising a double oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- First-floor flat in exclusive Murrayfield
- Forming part of an attractive, well-maintained development
- Secure shared entrance and stairwell
- Welcoming, airy reception hall with excellent built-in storage
- Open-plan kitchen and dining room with private balcony
- Generous, south-facing living room
- Principal bedroom with walk-in wardrobe and four-piece en-suite bathroom
- Two further bedrooms (one with built-in wardrobes)
- Useful study space
- Stylish four-piece family bathroom
- Access to beautifully maintained, leafy shared gardens
- Garage for private parking, plus additional residents' parking







"THE FLAT HAS ACCESS TO
BEAUTIFULLY MAINTAINED
SHARED GARDEN GROUNDS
AND HAS A GARAGE FOR
PRIVATE PARKING."





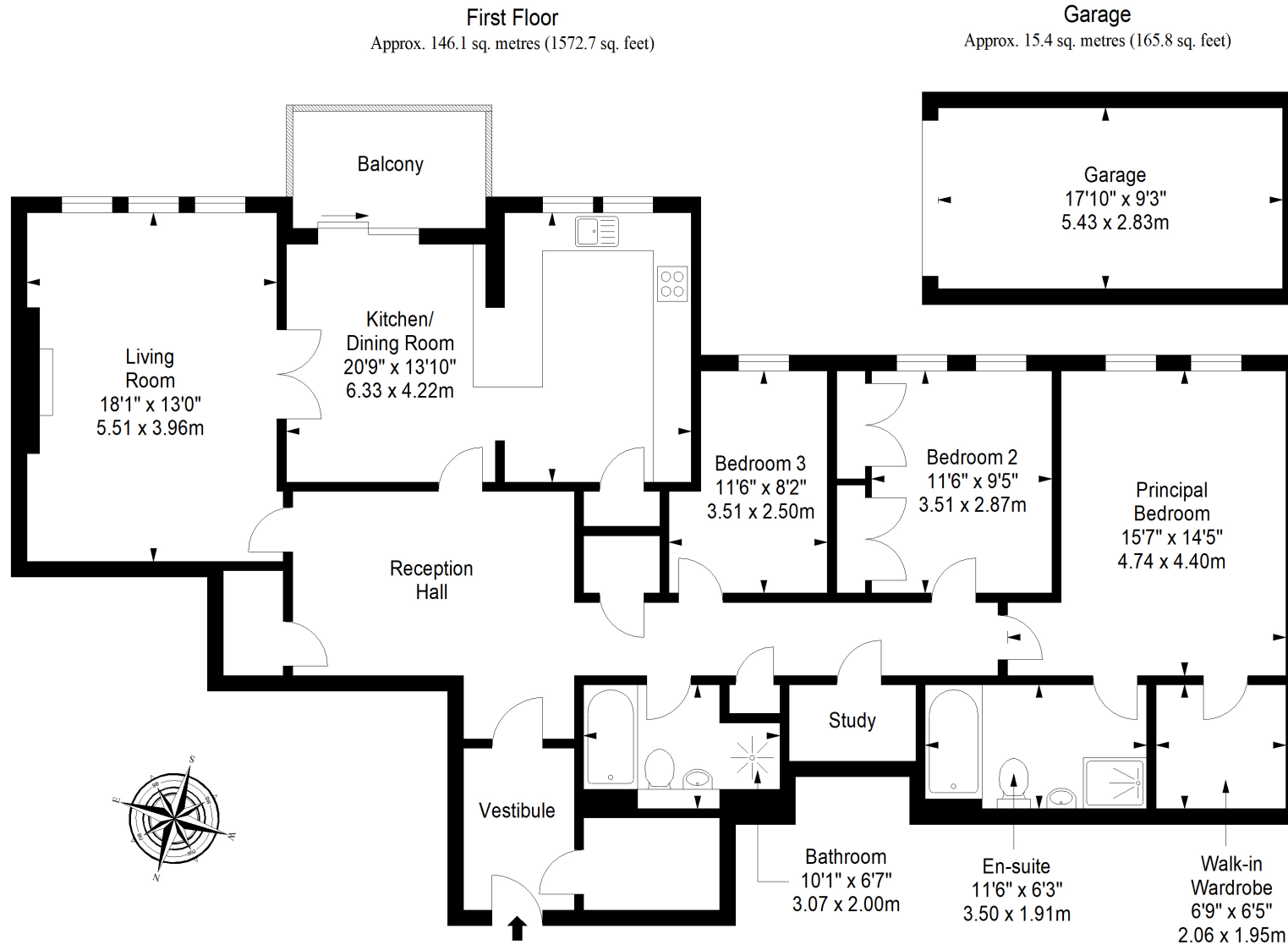
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 161.5 sq. metres (1738.4 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.