



6 Abinger Gardens
Murrayfield, Edinburgh, EH12 6DE

CALL US ON 0131 447 4747



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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Accessed through the beautifully maintained front garden, the front door leads into an entrance vestibule and spacious hallway with under-stair storage.
- The downstairs level hosts a sunny, spacious formal dining room with bay windows, traditional cornicing, and a feature fireplace.
- A sizeable, fitted kitchen with wall and floor-mounted units, a large range cooker with six-ring gas hob with extractor hood and light, oven and grill, integrated fridge/freezer and ample space for dining table and chairs.
- The kitchen leads through to the vast utility room with washing machine, chest freezer and additional WC. Door out to back garden.
- Study with original feature fireplace and door out to the rear garden.
- Stair from the kitchen leads to former maid's room, providing a spacious single bedroom or additional study.
- The second-floor welcomes two generously sized double bedrooms, quietly situated to the rear of the property. Both bedrooms overlook the garden, offer wardrobes or storage and have a wash-hand basin.
- The family lounge features a large bay window, original period features including a fireplace, and is flooded with natural light.
- Family bathroom comprises of a four-piece suite including bath with shower over, WC, wash-hand basin, and a heated towel rail.
- The top floor provides three further double bedrooms. Two to the rear of the property, overlooking the garden. One generously sized double bedroom to the front of the property, which benefits from double doors out to the balcony.
- A further shower room comprises of a WC and shower cubicle.
- The tranquil rear garden is the perfect place for outdoor dining, with a spacious paved area and steps up to the lawn area with an abundance of shrubs, trees and plants. Further benefiting from a large garden shed.
- On street parking.
- Gas central heating.

GENERAL DESCRIPTION

Gillespie Macandrew are delighted to bring to market a truly beautiful, terraced villa set over three floors. Set within the tranquil street of Abinger Gardens, the sunny front and rear gardens along with an abundance of character, original period features, and generous proportions, make this a perfect opportunity to create a fantastic family home. Boasting six very spacious bedrooms, two reception rooms with bay windows, a separate study, utility and a large dining kitchen with access to the back garden, the property has an immense sense of space and wonderful potential for a family to make the space their own.



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A TRULY BEAUTIFUL, TERRACED
VILLA SET OVER THREE FLOORS.





LOCATION

Set within the peaceful residential area of Murrayfield, Abinger Gardens is a wonderfully quaint and desirable street. It lies a little over a mile from Edinburgh City Centre and offers excellent local shopping at Roseburn with Edinburgh's West End and the city centre within walking distance or a short bus ride away. There are many leisure facilities located nearby including sports clubs, golf courses, Edinburgh Zoo and Murrayfield Stadium and Ice Rink. The Water of Leith and nearby Corstorphine Hill also provide superb walking spaces. Excellent primary and secondary schools are well represented nearby in both the state and private sectors. From the bottom of Murrayfield Gardens it is a straight road to the West providing easy access to the City Bypass, the central motorway network, Edinburgh Airport and the Forth Bridges.

EXTRAS:

FITTED CARPETS AND FLOOR COVERINGS, CURTAINS AND BLINDS THROUGHOUT AND KITCHEN APPLIANCES. WHILST THESE ARE ALL IN GOOD WORKING ORDER AT THE PRESENT TIME NO WARRANTIES ARE GIVEN IN RESPECT OF ANY FREESTANDING APPLIANCES.



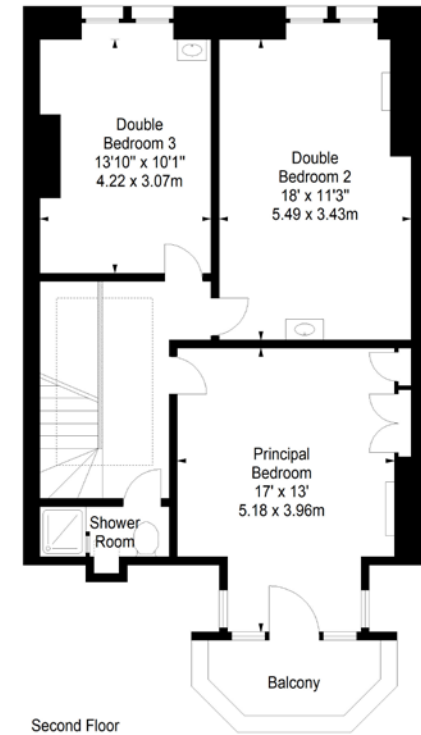
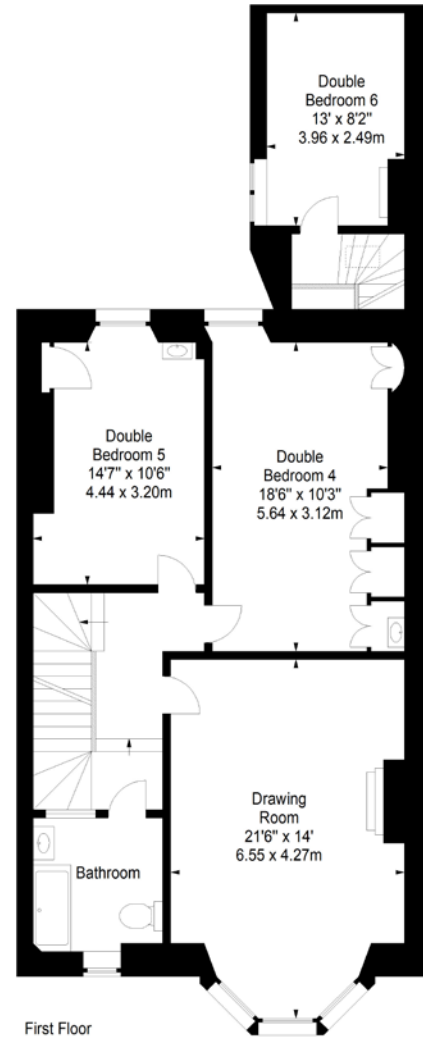
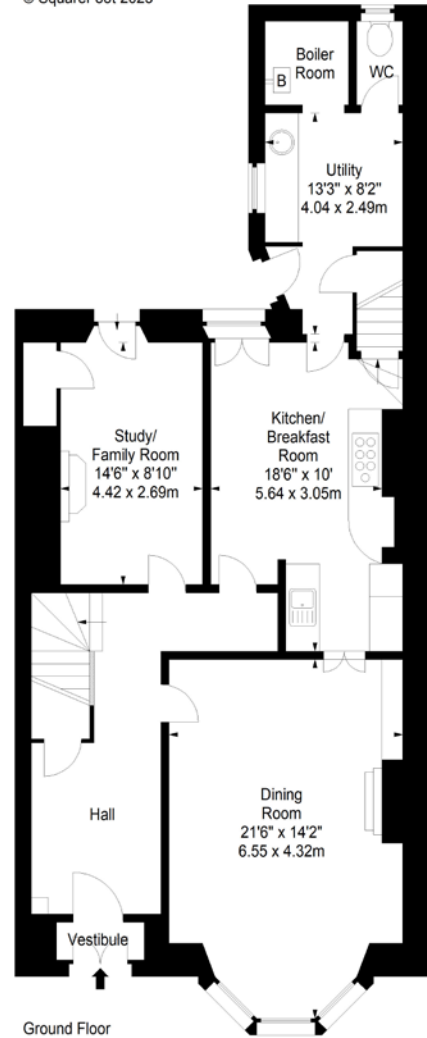
**Abinger Gardens,
Edinburgh,
Midlothian, EH12 6DE**



Approx. Gross Internal Area
2728 Sq Ft - 253.43 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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