



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS



**1/1, SOUTH BEECHWOOD**

**EDINBURGH, EH12 5YR**



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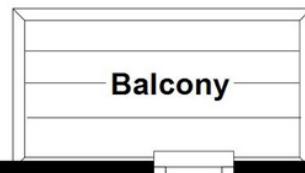
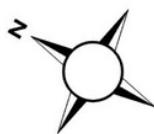
# 1/1, SOUTH BEECHWOOD



MURRAYFIELD  
EDINBURGH, EH12 5YR

**S**ituated in a quiet cul de sac development in sought after Murrayfield, this two bedroom ground floor flat, offers light and airy accommodation in an ideal location. The famous Murrayfield stadium and Edinburgh zoo, are a short stroll away, as well as, quick and easy access into the city centre.

# FLOORPLAN



**Lounge/  
Dining Room**  
7.32m x 3.18m  
(24' x 10'5")

**Bedroom 1**  
3.74m x 3.52m  
(12'3" x 11'6")  
O/A sizes

**Bedroom 2**  
3.74m x 2.82m  
(12'3" x 9'3")



**Kitchen**  
3.08m x 2.40m  
(10'1" x 7'10")

Hall

Cup'd

Cup'd

**Shower  
Room**

2.15m x 1.64m  
(7'1" x 5'5")

Hall

**Ground Floor**

Approx. 70.5 sq. metres (758.8 sq. feet)

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567

EMAIL [PROPERTY@RALPHSAYER.COM](mailto:PROPERTY@RALPHSAYER.COM)

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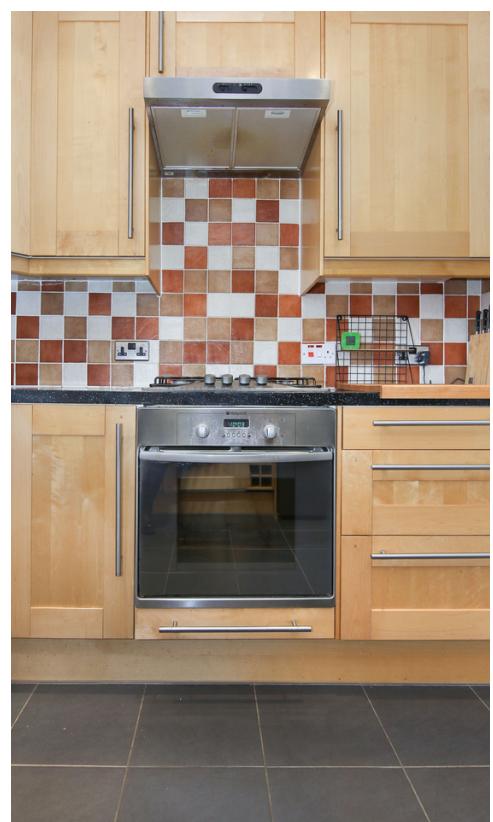
# SPACIOUS BRIGHT INTERIORS



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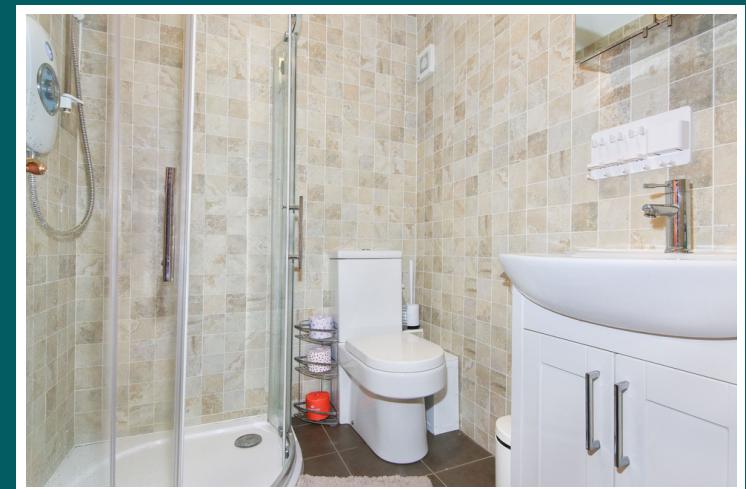
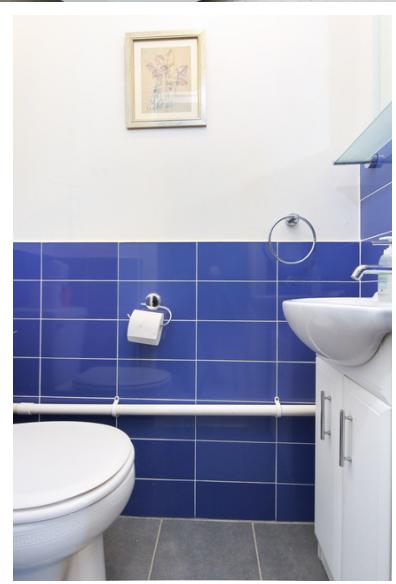


The accommodation is set around an 'L' shaped hallway with two cupboards. At the end of the long hall lies a dual aspect lounge and dining room. This 24ft room, allows scope for various furniture arrangements, plus a half glazed door leads out to a south facing private balcony. Next door is a well appointed kitchen, offering ample storage and worktop space. There are two excellent double bedrooms, with master featuring a WC ensuite. Finally, there is a pristine shower room with quadrant enclosure, chrome ladder radiator, pedestal basin and WC. Gas central heating and double glazing, assure a comfortable home all year round. Externally, there is a private shed, shared rear garden and there is a private allocated parking space.



# MASTER BEDROOM





# PRIVATE BALCONY

## SHARED REAR GARDEN & GROUNDS





## MURRAYFIELD

Murrayfield, is located approximately 1½ miles west of the City Centre and is a highly desirable residential district of Edinburgh. Known as the home of Scottish Rugby, with the renowned Murrayfield Stadium at it's heart, the area is known for it's treelined avenues and a tranquil leafy suburb. Local amenities at nearby Roseburn, caters for your everyday needs, with larger facilities available at the Gyle Shopping Centre or Craigmyle Retail Park. A number of well known golf courses can be found close by, with additional leisure opportunities, such as Edinburgh Zoo, and Murrayfield Ice Rink. The Water of Leith walkway, can be accessed from Roseburn offering easy access to Dean Village and Stockbridge. There is a choice of highly regarded schools available in the area from nursery to senior level, including a Montessori nursery – on Murrayfield Avenue and the renowned, combined schools of Mary Erskine and Stewart Melville. A superb regular bus services, link to the City Centre or west out toward the Gyle, Gogarburn and Edinburgh International Airport. Haymarket railway station is within easy reach, along with the tram terminal. The A8 leads you quickly to the City Bypass, Forth Road Bridge and the M8/M9 motorways.



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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.