



12 Flat 3, Coltbridge Avenue, Edinburgh, EH12 6AH

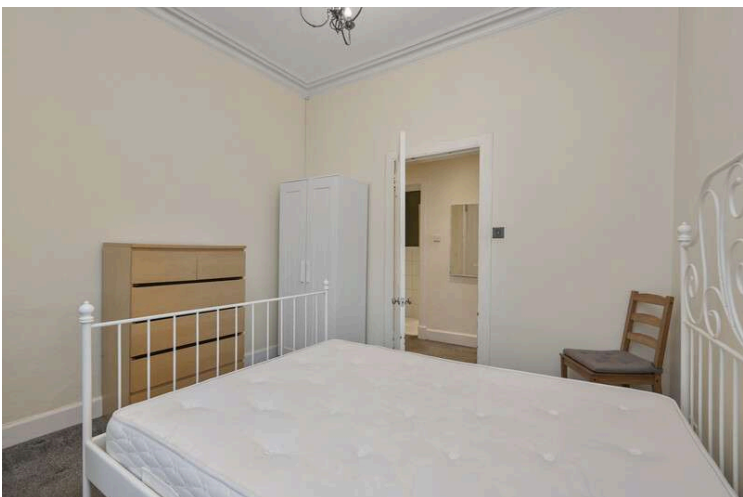
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Located to the West of the City Centre in the sought after area of Murrayfield, this first floor two bedroom flat forming part of a traditional building would make an ideal first-time purchase or investment property offering spacious accommodation. The property is ideally located in a high amenity area with lots of shops, bars and restaurants nearby whilst being within easy reach of commuter links and Edinburgh Airport. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage cupboards.
- Living room with access to the kitchen off.
- Kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear facing double bedroom, cupboard housing the boiler.
- Further rear facing double bedroom.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating with a new boiler installed in 2022.
- Sash and case windows.
- On street parking.



## Location

Murrayfield is a highly regarded residential area lying west of Edinburgh City Centre with good public transport to Edinburgh's West End, Haymarket Railway Station and Princes Street and Edinburgh Airport. Excellent shopping and amenities are available in nearby Roseburn, Craighleith Retail Park and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ice Rink, Murrayfield, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly Mary Erskine, St George's and Stewart's Melville. The A8 provides good road connections to Edinburgh International Airport, City By-pass, the major motorway networks and the Queensferry Crossing

## Extras

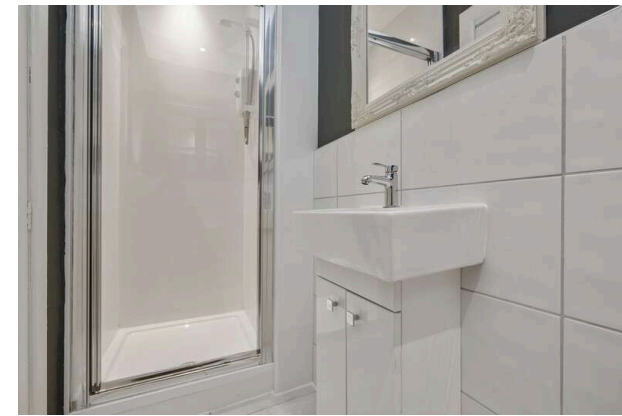
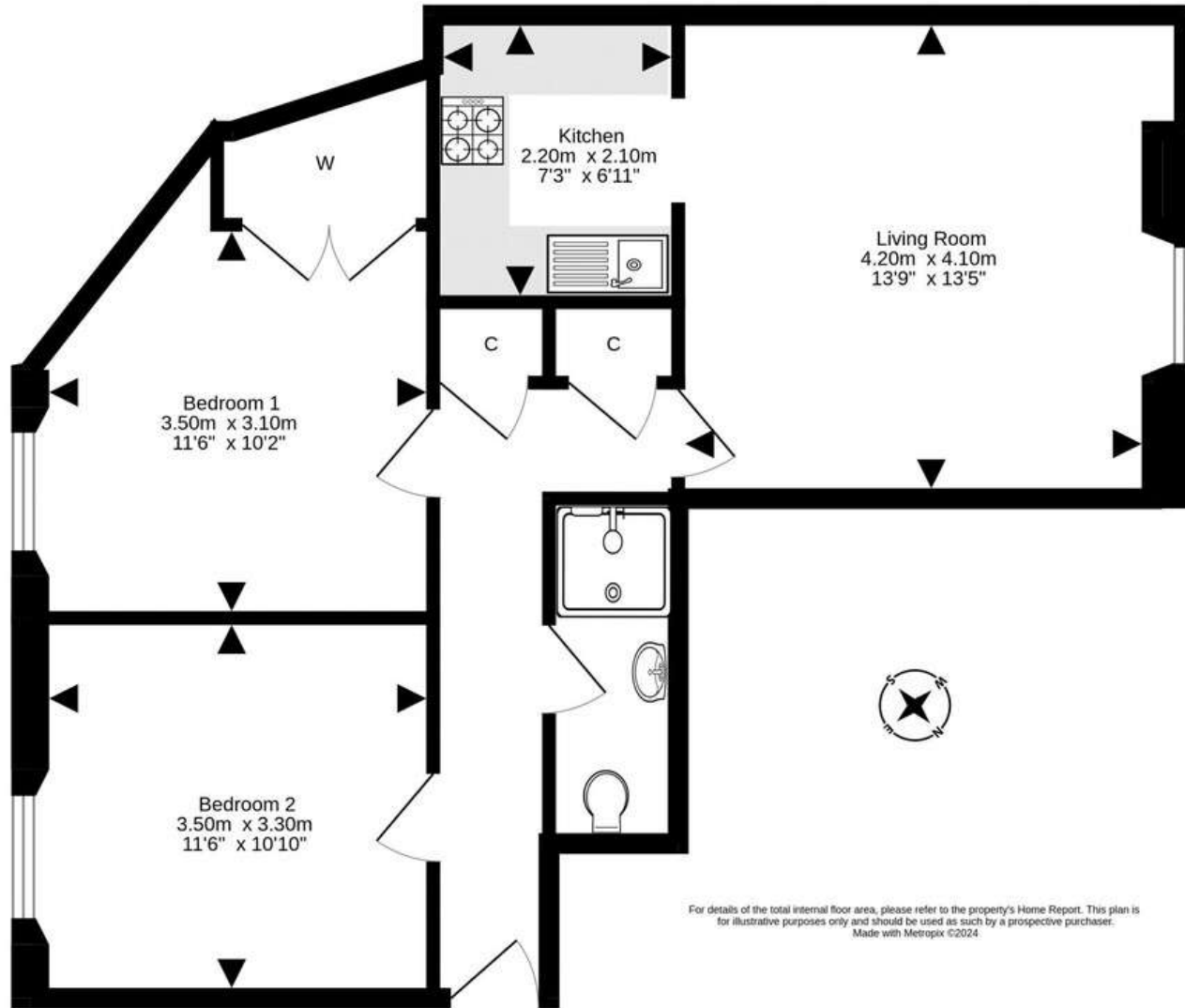
The integrated kitchen appliances, curtains and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C





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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

