



13 Stair Park

Murrayfield, Edinburgh, EH12 6HL

We sell homes, not just houses





Benefiting from attractive modern interiors, private parking, and a delightful enclosed garden, this two-bedroom end-terraced house is tucked away within a quiet cul-de-sac development in sought-after Murrayfield. This prime location (approximately 1.5 miles from the city centre) lies close to Roseburn Park on The Water of Leith, within convenient easy reach of major road connections, the airport tram, bus services, and national rail links from Haymarket. The property will be highly appealing to professionals, young families, and investors.

Once inside, an entrance hall flows into a southerly-facing living room. This sunny sitting area enjoys an elegant decorative finish with tastefully toned décor, rich hardwood flooring, a central rose, and coving. Perfectly set out for everyday living and year-round entertaining, the living room leads directly into a spacious kitchen with a dining area and garden access. The kitchen is presented in stylish monochrome with a good selection of cabinets paired with an integrated dishwasher, a washing machine, an oven, and a gas hob with a feature hood. A freestanding upright fridge freezer and a handy built-in pantry cupboard are also included.

Features

- Peaceful central address
- Modern end-terraced house with attractive décor
- Entrance hall
- Sunny living room
- Stylish dining kitchen with garden access
- Two double bedrooms with fitted storage
- Bathroom with shower-over-bath
- Enclosed rear garden
- Private driveway
- Gas central heating and double glazed UPVC windows
- EPC Rating - C







“Modern end-terraced house with a sunny living room, a stylish dining kitchen with garden access, and two double bedrooms”





Upstairs, two double bedrooms are reached from a landing with good storage. Both bedrooms feature mirrored fitted wardrobes, oak-inspired flooring, and tranquil neutral décor. The larger room is lit by double windows and enjoys attractive accent wallpaper and a classic central rose, whilst the second room boasts a charming window seat. Also found on this level is a bright bathroom fully tiled in natural tones. The bathroom comes complete with a white suite comprising a WC and basin set into vanity storage and a bath with an overhead shower. The property is kept warm and efficient by gas central heating and full double glazing. The gas boiler and hot water cylinder were newly installed within the last 2 years.

Externally, the garden is fully enclosed (with gated rear access) and is easy to upkeep, with a small lawn, a raised bed, and a wonderfully secluded dining terrace overlooked by leafy trees. A front driveway provides private off-street parking.

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

Area

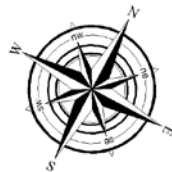
Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. 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.



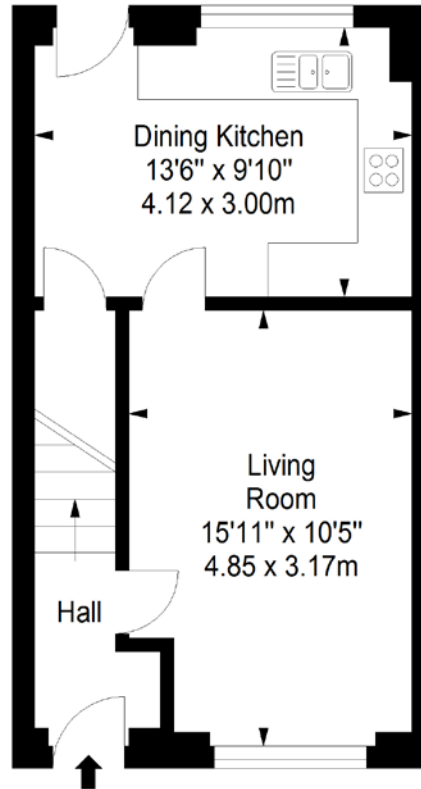
Floorplan

Shed
Approx. 0.7 sq. metres (7.5 sq. feet)

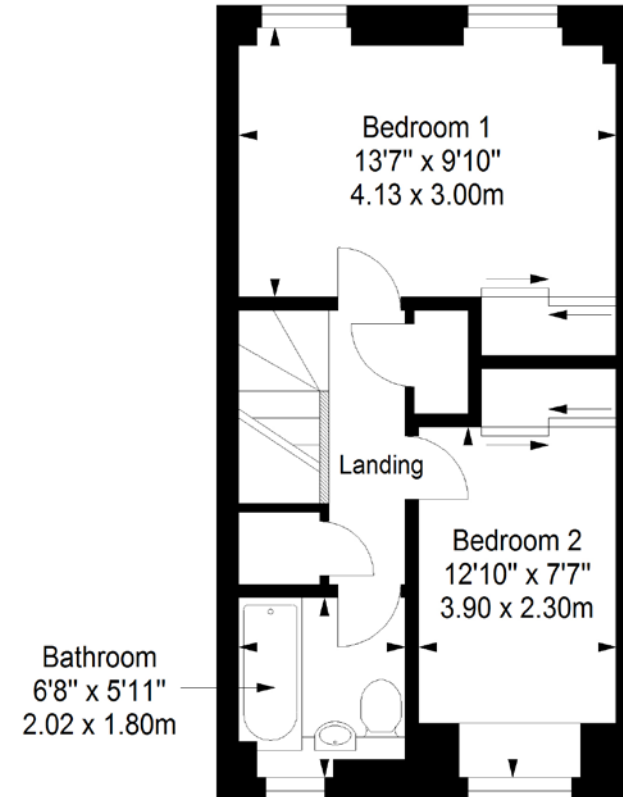
Shed
2'9" x 2'8"
0.83 x 0.81m



Ground Floor
Approx. 33.3 sq. metres (358.5 sq. feet)



First Floor
Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 69.2 sq. metres (744.9 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove  OnTheMarket.com   Zoopla



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.