










Offers Over

**£399,950**

## 20/4 Corstorphine Road “Ormelle”

Murrayfield | Edinburgh | EH12 6HP

Set within substantial grounds, this superb drawing room conversion flat forms part of a substantial stone-built villa within the prestigious Murrayfield neighbourhood of West Edinburgh. Extending to over 1240 square feet, the generously proportioned accommodation offers flexibility, with scope to adapt and remodel the space to create a unique property with abundant period charm.

-  2 Bedrooms
-  1 Reception Rooms
-  1 Bathroom
-  Private Garden  
Shared Gardens  
Victorian Glasshouse
-  Allocated Parking
-  EPC Rating – D
-  Council Tax Band – F



## Description

"Ormelie" is tucked behind a high stone wall with remote control gates leading to a sweeping driveway and large south-facing garden, setting the property far back from the street and providing a high degree of privacy. Flat 4 is positioned on the first floor of the building and benefits from a private south facing balcony to the front. The accommodation has been generally well-maintained over the years and benefits from full sash and case double glazing (with the exception of the kitchen which has upvc double glazing) and gas central heating, but would now benefit from a degree of modernisation, allowing buyers to put their own stamp on the property, with scope and flexibility to adapt the layout to three bedrooms, subject to the usual planning and consents. Our marketing shows a proposed alternative floorplan, with some useful virtual development to show viewers the scale of potential within the home. Currently configured as a very generous two bedroom property the accommodation comprises: entrance hallway with walk-in storage cupboard and astragalled glazed door to the balcony, impressive bay windowed reception room with far reaching southerly views to the Pentland Hills, fitted kitchen overlooking the gardens and glasshouse to the rear, two very large double bedrooms with period fireplaces and bright bathroom with skylight and window to the side fitted with a white suite and over bath shower.



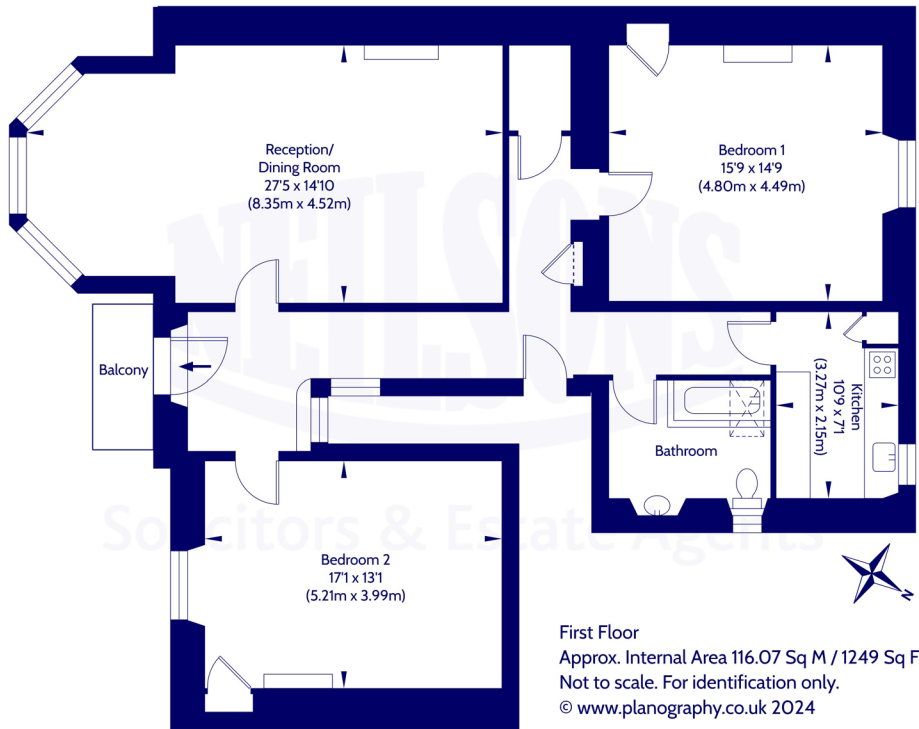




## Location

The prestigious district of Murrayfield lies to the west of Edinburgh City Centre and is famous as the home of Scottish Rugby and Murrayfield Stadium. This leafy neighbourhood is characterised by handsome sandstone buildings, wide streets and many attractive mature trees. An excellent selection of local shops and services are within easy walking distance of the property at Roseburn Terrace, with a good choice of highly regarded local eateries also close at hand. Recreational facilities in the area abound including Roseburn Park, Murrayfield Ice Rink, Murrayfield Stadium lawn tennis and cricket clubs, and the picturesque Water of Leith Walkway connecting swiftly to the Dean Galleries and beyond. Cycle paths provide swift and safe access to Haymarket and further afield and regular local bus and tram services connect quickly to the city, airport and surrounding areas. A wide selection of schools in both the public and private sector are available from nursery to secondary level.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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