



GILSON GRAY

LAW • PROPERTY • FINANCE

38/1 GARSCUBE TERRACE

Murrayfield, Edinburgh, EH12 6BH



Complemented by beautiful enclosed gardens and garage parking, this duplex lower villa is set within a mid-terraced period townhouse and retains charming original features. The bright and airy interiors feature three double bedrooms (providing excellent versatility), three washrooms, a study/store, a southwest-facing drawing room, and a dining room leading to a kitchen with garden access. Located in desirable Murrayfield, the property lies close to the scenic Water of Leith and within walking distance of Haymarket's transport hub. Extras: All fitted floor and window coverings and light fittings will be included in the sale. Please note: In addition, there are large enclosed gardens located to the southwest of Garscube Terrace with access permitted to a select number of properties. The gardens are exclusively maintained by some of the residents on Garscube Terrace. Some of this space is used by the residents as allotments although the gardens also provide extensive additional space.



FEATURES

- Duplex lower villa in a period townhouse
- Spacious and versatile interiors with elegant character
- Bright entrance hall
- Southwest-facing drawing room with fireplace
- Dining room (with two walk-in cupboards) leading to:
- Tasteful wood-toned kitchen with access to a WC and garden
- Two staircases in the dining room: one leading to the principal bedroom, the other to the double bedroom (Maids room)
- Principal suite with storage and spacious modern shower room
- Sitting Room/bedroom 3 at ground level with garden access
- Double bedroom (Maid's Room) with storage, basin, and en-suite shower
- Study/store
- Enclosed front and rear gardens with a neat lawn
- Front garden is paved, shingled and with mature flower beds
- Detached double garage to the rear
- Gas central heating and double-glazing







"THIS VERSATILE TWO-
STOREY PERIOD HOME IN
SOUGHT-AFTER
MURRAYFIELD ENJOYS
BEAUTIFUL GARDENS AND
DOUBLE GARAGE PARKING"





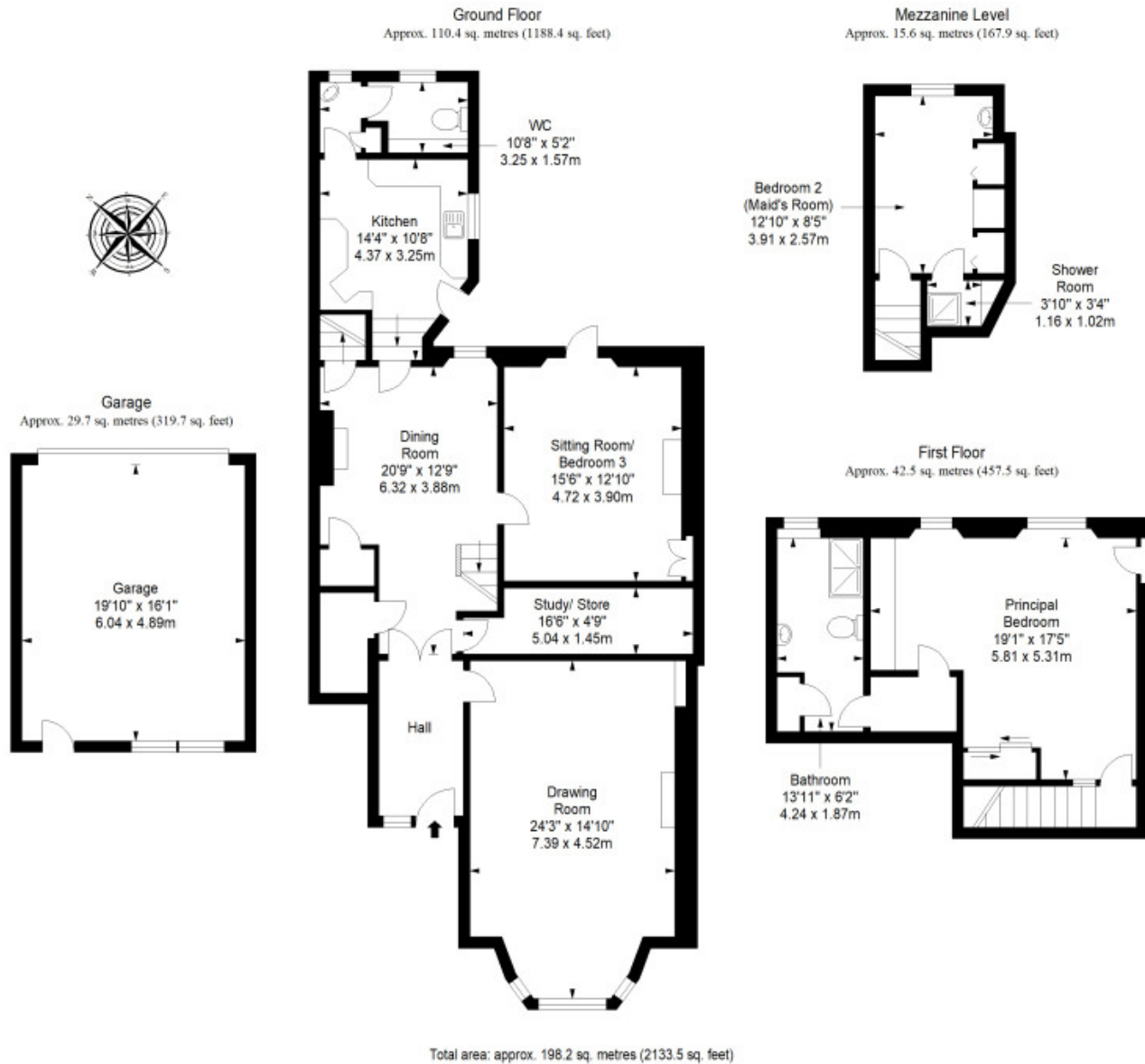
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





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BORDERS

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