



22/11 Kinellan Road
Murrayfield, EDINBURGH, EH12 6ES





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Kinellan Road

Generously proportioned Second Floor Flat forming part of an exclusive residential development set around beautifully landscaped communal gardens in the quiet and highly regarded Murrayfield district.

- Reception hall
- Livingroom with private sun terrace off
- Kitchen
- Master bedroom with en-suite showerroom
- 2 further double bedrooms
- Bathroom
- Utilityroom
- Gas central heating
- Double glazing
- Landscaped communal grounds
- Allocated secure underground parking



Offers Over **£650,000**

Home Report: **£675,000**

EPC Rating: **B**

Council Tax: **G**

Tenure: **Freehold**

Accessed via a secure pedestrian gate and gated driveway, which are both operated by secure entry-phone, the long driveway and path sweep through the enchanting walled gardens up to the main entrance. Here a further entry-phone system provides access to the elegant communal foyer, with stairs and a lift leading to the upper floors.

The flat is located on the second floor and comprises broad reception hall with walk-in storage cupboard, spacious triple-aspect living room with French doors to a private south-west facing sun terrace, fitted kitchen, utility room, master bedroom with built-in wardrobes and en-suite shower room, two further double bedrooms, one with built-in wardrobes and family bathroom. The property also enjoys the benefit of gas central heating and double glazed window units.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps the professional couple or down-sizer and early viewing is highly recommended to fully appreciate the space, quality and flexibility on offer.

Extras: to include all fitted carpets and fitted floor coverings, curtains, blinds, light fittings, hob, double oven, fridge/freezer, washing machine.

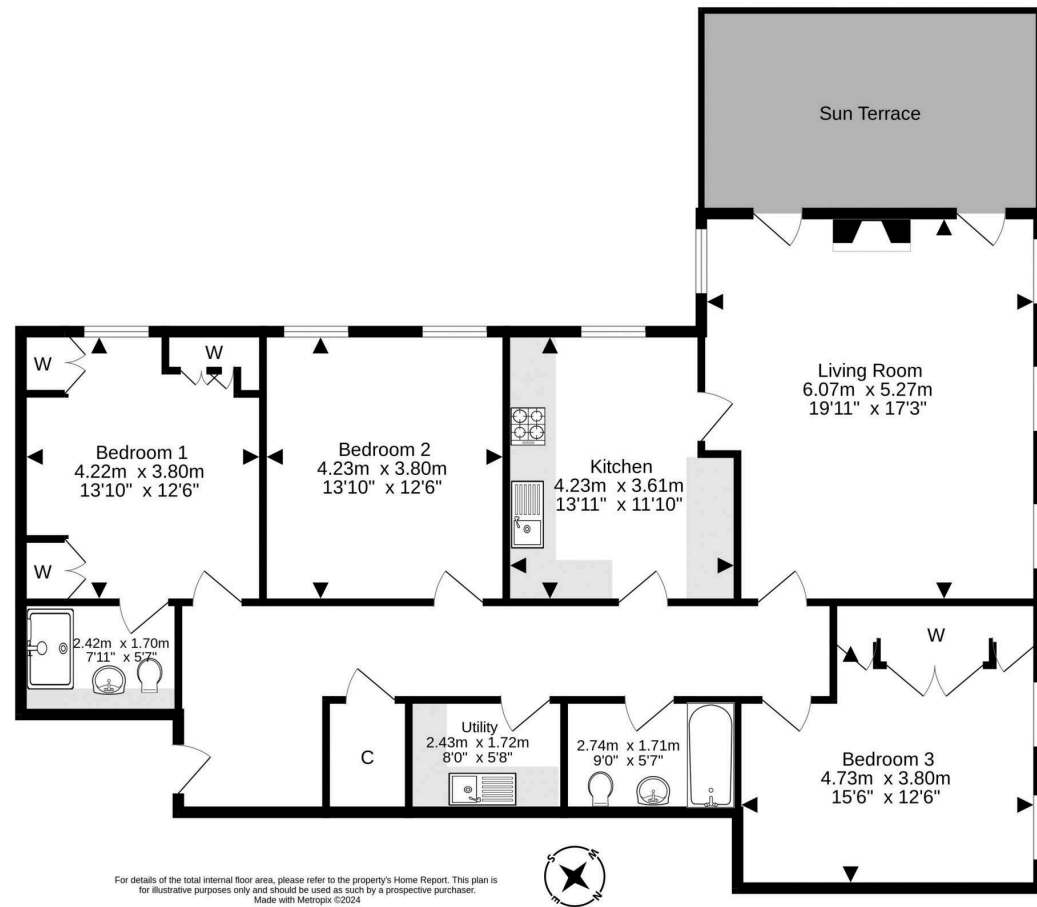






Murrayfield is located to the west of the city centre and is one of Edinburgh's most desired residential areas. It is conveniently located for the West End, the City Centre and Haymarket Station. There is excellent local shopping in nearby Roseburn just around the corner with a large Sainsbury's Supermarket nearby. Craighleith Retail Park is close by with a variety of larger retailers including Marks & Spencer and of course the many and varied shops, bars and restaurants of Princess Street and George Street are just a short distance away. For the sports enthusiast there are golf courses at both Ravelston and Murrayfield, tennis courts and access to walks along the Water of Leith. For rugby followers the renowned Murrayfield Stadium is within walking distance. There are excellent schools in both the state and private sectors in the area and the property is well placed for ease and access to the City bypass, Edinburgh International Airport and all central Scotland's motorway links.

Factor: The development is factored by Hacking & Paterson with the current monthly fee being approximately £290. This includes the blocks buildings insurance.



VMH SOLICITORS

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