










Offers Over
£295,000

23 Riversdale Crescent

Murrayfield | Edinburgh | EH12 5QT

A fantastic opportunity to acquire this beautifully presented terraced villa with a private garden and driveway, located in the highly desirable Murrayfield district. Close to excellent local amenities and superb commuting links, this property is ideal for professional couples or growing families. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The generously proportioned accommodation which is in move-in condition comprises; entrance hall, spacious and bright bay windowed lounge with feature fireplace leading to an open plan attractive dining kitchen with stylish fitted units, tiling to splash areas and French doors to rear garden, off the dining area is a separate utility area along with convenient storage. To the upper level is a spacious double bedroom with a sunny south east aspect and walk in wardrobe along with a second well proportioned double bedroom to the rear. A modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

To the rear you will find a private walled courtyard garden laid to easy maintenance artificial turf. A gated driveway is located to the front offering off street parking further on street parking available for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





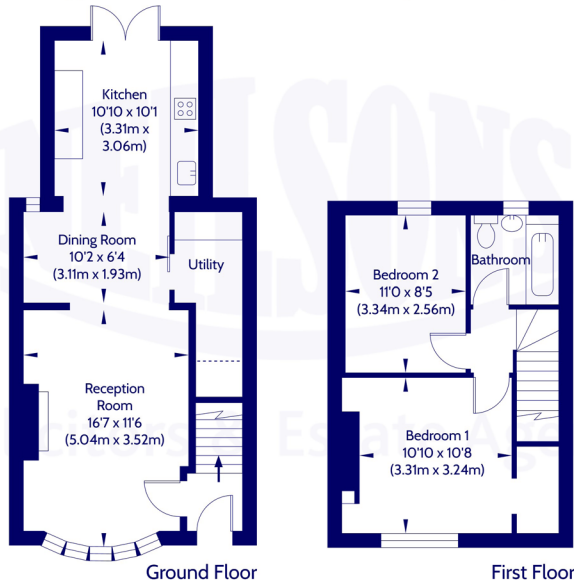
Location

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. Excellent shopping and amenities are available in nearby Roseburn and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ice Rink, 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 Erksine, 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.





Approx. Gross Internal Floor Area 73.64 Sq M / 792 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

