



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 5, 50 COLTBRIDGE AVENUE

Murrayfield, Edinburgh EH12 6AH



Forming part of a converted block in Murrayfield, this one-bedroom duplex flat comes with attractive, modern interiors. The spacious, light-filled flat will appeal to a wide range of buyers with its central location within easy reach of excellent amenities, including shops, bus links, and scenic green space. The home comprises a southeast-facing open-plan living room and modern kitchen with a fireplace and private balcony, a generous double bedroom with a built-in wardrobe and a contemporary bathroom with overhead shower and towel radiator. Externally, 50 Coltbridge Avenue residents benefit from residents' permit parking, communal bike storage and shared garden grounds. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Fully refurbished traditional Duplex flat
- Situated in highly desirable Murrayfield
- Outstanding location near shops, green space and commuter links
- Secure phone entry
- Stylish, modern interiors throughout
- Welcoming entrance hall with under-stair storage
- Balconied open-plan living/kitchen with a fireplace
- Spacious double bedroom with a wardrobe
- Contemporary family bathroom
- Private southeast-facing balcony with garden views
- Communal garden grounds
- Access to shared bike storage
- Residents' permit parking
- Gas central heating and double-glazed windows
- Factoring Information: There is a factoring arrangement with James Gibb Property Management. The monthly charge for this service is around £91.







"THIS ONE-BEDROOM
TRADITIONAL DUPLEX FLAT IS
COMPLEMENTED BY STYLISH,
CONTEMPORARY INTERIORS
THROUGHOUT."





EPC RATING:

D

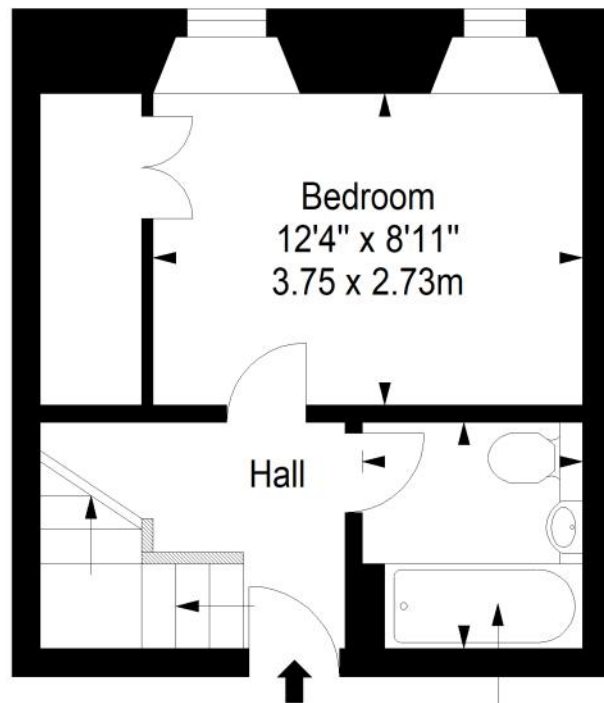
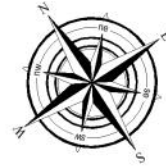
COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

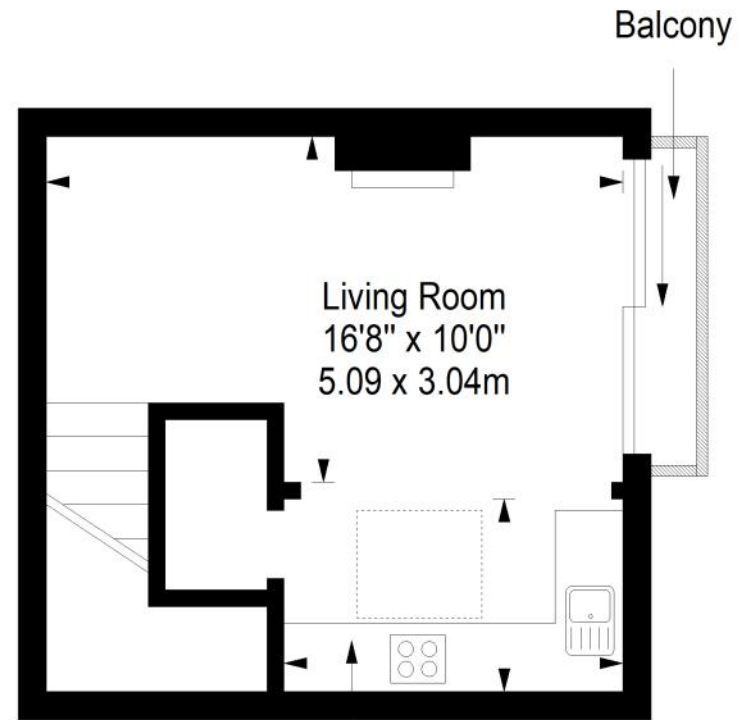
Approx. 25.2 sq. metres (271.3 sq. feet)



Bathroom
6'6" x 6'4"
1.97 x 1.93m

First Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Kitchen
9'9" x 5'11"
2.97 x 1.81m

Total area: approx. 50.2 sq. metres (540.4 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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