

COULTERS[®]

12A ABINGER GARDEN

MURRAYFIELD, EDINBURGH, EH12 6DE



2 BED



1 BATH



2 PUBLIC

TAKE A LOOK INSIDE

Situated on a quiet residential street in the desirable Murrayfield area of west Edinburgh, 12a Abinger Gardens is a sophisticated maindoar, ground floor flat, positioned at the end of a charming terrace of stone built properties that date back to circa 1900. This elegant home is beautifully decorated and retains many original period features that include sash and case windows, fireplaces, cornicing, wood paneled doors and high ceilings.

The property boasts an impressive entryway with a sizeable vestibule and generous central hall. To the front of the property is a delightful bay windowed sitting room with a south facing aspect and a lovely, working open fire flanked by traditional shelving and built-in storage. The fitted kitchen features modern wall and base mounted cabinetry with integrated appliances, and is conveniently connected to a large dining room which also offers space for home working.

There are two double bedrooms, one on ground level, the other positioned up a short flight of stairs. The property also comes with the luxury of a sizeable dressing room just off the hall. There is a fully tiled bathroom with bath, overhead shower, wash hand basin and WC.

KEY FEATURES

 Maindoar ground floor flat.

 Private front garden.

 Twenty minute walk to Haymarket station.

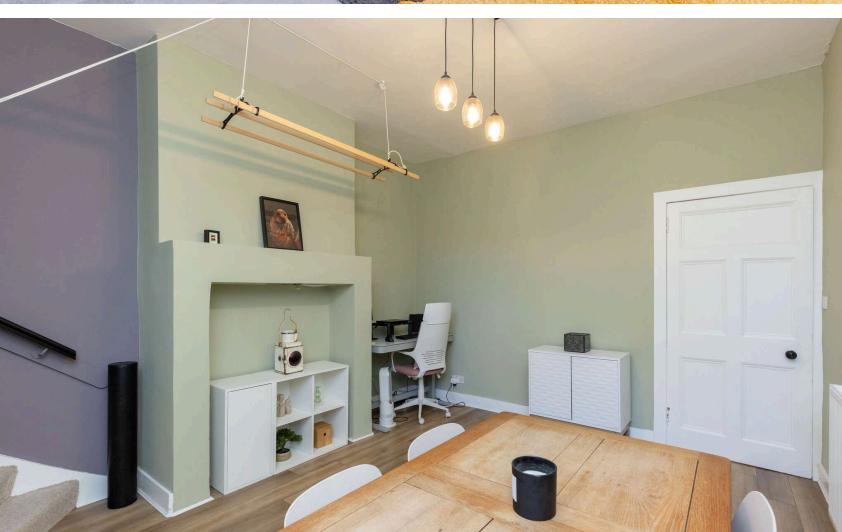
 EPC Rating - D

 Generous accommodation with two double bedrooms.

 Permit parking available.

 Lovely local parks and scenic walks nearby.

 Council Tax Band - E





The home is heated by gas central heating. The windows are a mix of double and single glazed sash and case windows. All windows have either been draught proofed or replaced in recent years.

There is a sunny, terraced and gated front garden that belongs solely to 12A. This mature garden has a lovely patio from which to sit and enjoy the sun and it is also home to a handy wood store.

Parking, which is part permitted, is available on the street outside.



THE LOCAL AREA

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the Pentland Hills, it's hard to believe this leafy location is less than two miles from the bustling city centre.

A range of shops, delis, takeaways and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques is also close by. There is an abundance of leisure and recreational amenities on the doorstep including Edinburgh Zoo, the National Galleries, Murrayfield Stadium and Murrayfield Lawn Tennis Club, and there are golf courses at both Ravelston and Murrayfield. Peaceful walks are available along the Water of Leith and at nearby Corstorphine Hill.

Some of Edinburgh's finest private school are in, or close to, Murrayfield including St George's School for Girls, Mary Erskines and Stewart's Melville.

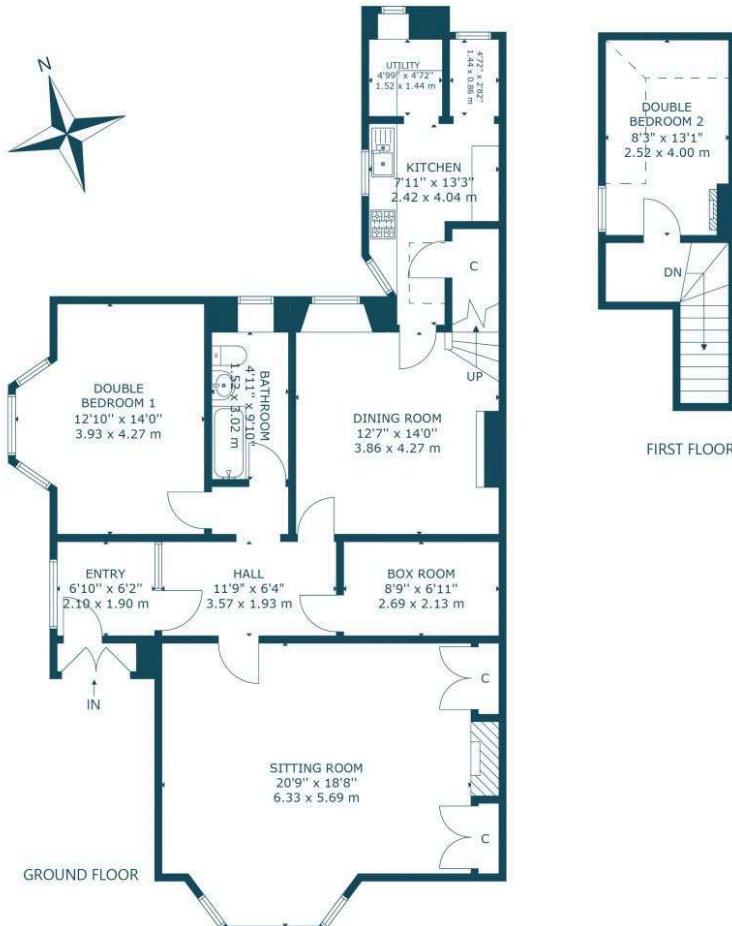
Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

EXTRAS

All curtains, blinds, flooring, light fittings, white goods, dressing room wardrobes and wood store are included in the sale price. Other items may be available subject to separate negotiation. The mounted TV in the sitting room is NOT included.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,315 SQ FT / 122 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.