

COULTERS[©]

5 COLTBRIDGE AVENUE

MURRAYFIELD, EDINBURGH, EH12 6AF

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a peaceful street in the prestigious Murrayfield area, just west of Edinburgh's city centre, 5 Coltbridge Avenue has been a much-loved home for over 40 years. This charming four-bedroom Victorian terraced house retains many of its original features and is now ready for its next exciting chapter of ownership.

The warm and welcoming bay windowed sitting room has south facing views to the front of the property, with a lovely fireplace (with attractive gas fire) forming a wonderful focal point in the room. Overhead ornate cornice adds character.



KEY FEATURES



Engaging Victorian terraced house.



Four double bedrooms.



Private front and rear gardens.



Unrestricted and residents' permit holder parking.



Located in the sought after area of Murrayfield, close to the Water of Leith walkway.



An array of local shops within walking distance.



EPC Rating - D



Council Tax Band - F



The heart of the home is the kitchen to the rear of the property, with views to the garden. Fitted wall and base mounted cabinetry flank one wall (along with the cooker) with additional shelving is located either side of the fireplace.

Adjacent is the lovely bright conservatory/utility room which offers further views and direct access to the garden. Double bedroom four is also located on the ground floor and benefits from views of the garden.

There is a good sized entrance vestibule with coat hooks and ample space for removal of outer wear. A deep storage cupboard is located below the sweeping staircase.

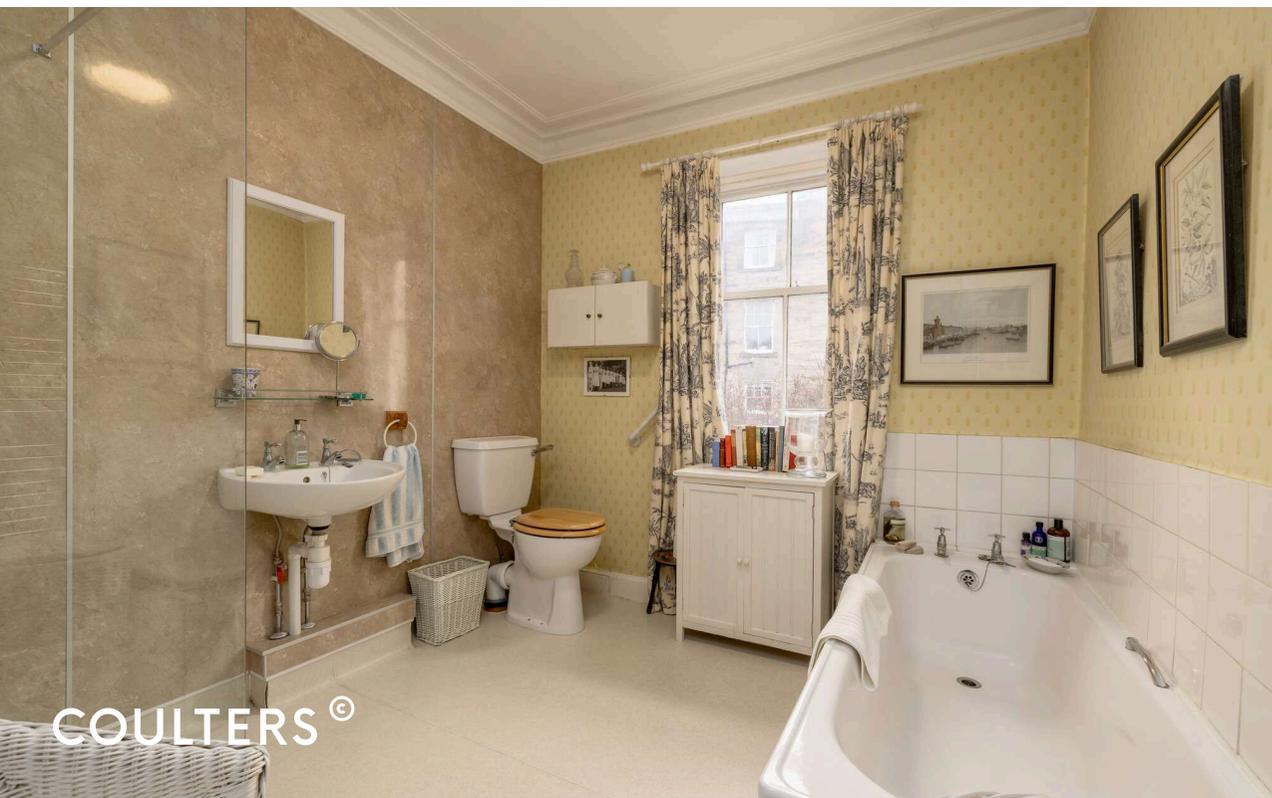




MORE INFORMATION

Flooded with natural light provided by the cupola, the upper hall leads to three double bedrooms, of which double bedroom one benefits from fitted wardrobes. There is also a spacious bathroom which comprises; walk in shower, separate bath, WC and wash hand basin. A second WC is also located off the hall in addition to a further storage cupboard. Heating and hot water are provided by gas central heating.

The cheerful front garden has a lovely mix of bulbs and established plants. To the rear, the terraced garden is mainly paved but has plenty of space for a table and chairs to enjoy the afternoon sun in good weather. There is also an external store which houses the boiler. Unrestricted parking and residents' parking (restricted hours) is available on the street outside.



EXTRAS

All fitted flooring, light fittings, blinds, cooker and washing machine are included in the sale price. Some additional items may be available by separate negotiation.







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 and Erskine Stewart Melville School.

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.

HOME REPORT VALUATION: £625,000

Coltbridge Avenue,
Edinburgh, EH12 6AF



Approx. Gross Internal Area
1421 Sq Ft - 132.01 Sq M

Boiler Room

Approx. Gross Internal Area
13 Sq Ft - 1.21 Sq M

For identification only. Not to scale.

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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.