

D.J.ALEXANDER



14 Coltbridge Millside  
Edinburgh | EH12 6AP



## Property Overview

- Entrance vestibule
- Hallway
- Sitting room
- Dining kitchen
- Master bedroom with en suite bathroom
- Double bedroom
- Shower room
- Private decking area overlooking Water of Leith
- Side garden
- Allocated parking space

## Description

This delightful main door two bedroom ground floor flat is ideally located within the sought after Murrayfield area of Edinburgh. The well presented accommodation comprises: entrance vestibule; hallway with storage cupboard off; comfortable sitting room with patio doors leading out onto the private decking area/side garden with unrestricted views over the Water of Leith; dining kitchen with ample wall and base units, stone splashback and integrated appliances; master bedroom with built in wardrobe and en suite bathroom with three piece white suite with integrated TV; further double bedroom with built in wardrobe; and the tiled shower room completes the accommodation. The property has the benefit of electric heating, double glazing, private decking area/side garden and an allocated parking space which add to the appeal of the property.



**Extras:** All fitted flooring, window coverings and integrated appliances are included in the sale. Other items may be available by separate negotiation. No warranties, guarantees or inventory will be provided.



## Location

The area of Murrayfield is renowned for its impressive family houses, mature tree lined streets and established, colourful gardens. For the sports enthusiast, there are many sporting amenities close at hand including Murrayfield Stadium, several sports clubs, golf courses at both Ravelston and Murrayfield and an ice rink. Some of Edinburgh's best schools, including St George's School for Girls, Mary Erskine and Stewarts' Melville, are a convenient distance from the property. The excellent local amenities of the West End and the city centre are approximately one and half miles away. Haymarket Station, approximately half a mile away, offers easy access to both Edinburgh and Glasgow. Local shopping is available in Roseburn and there is a Sainsbury Superstore within convenient driving distance. There is good road access westwards towards the City Bypass, Edinburgh International Airport and the motorway links to the North, South and West together with convenient bus routes to various parts of the city.



## Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

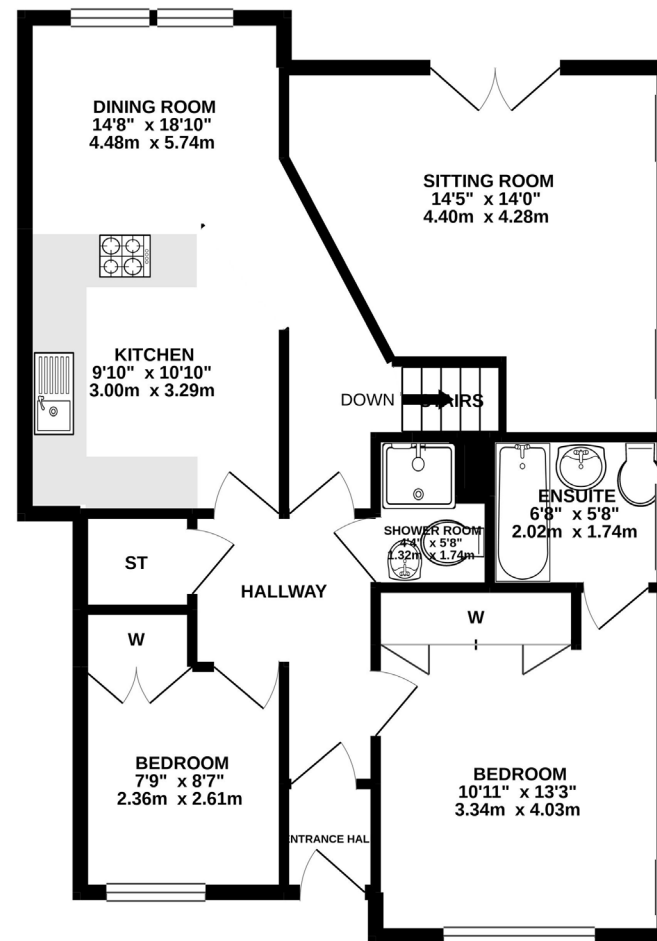
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This property, and other properties offered by D.J. Alexander can be viewed at their website [www.djalexander.co.uk](http://www.djalexander.co.uk), as well as at affiliated websites

[www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.onthemarket.com](http://www.onthemarket.com)

## GROUND FLOOR 763 sq.ft. (70.9 sq.m.) approx.



### Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

16 COLTBIDGE MILLSIDE, EDINBURGH

TOTAL FLOOR AREA - 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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