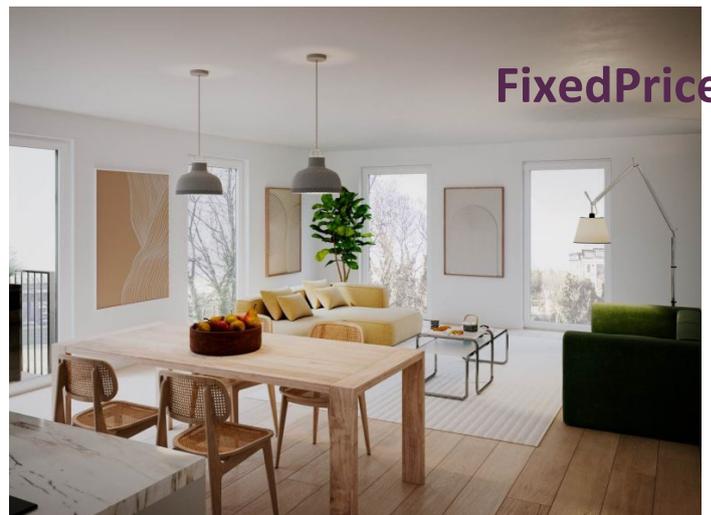


Plot 303 Murrayfield Park, EH12 5QQ

3 Bedroom – 2 – Council Tax:



£1.100.000 Fixed Price



MURRAY & CURRIE
PROPERTY



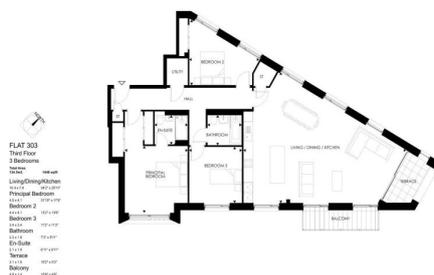
Accommodation...

The Features...

The Property...

50% of Development already sold
 Plot 303 - Murray and Currie are delighted to present this new development by Rennick Property. Murrayfield Park is an exclusive new development featuring 20 luxury apartments, including three penthouses. As these fantastic properties are still in the developmental stage, instead of viewings, we are offering individual meetings with our Director, Steve Currie who is knowledgeable of the development. Please email steven@murrayandcurrie.com to arrange your own private discussion about this impressive development.

These two- and three-bedroom homes are easily accessible either on the ground floor or via lift access. Car parking spaces are available, and most apartments also boast a garden, terrace, or balcony. Each apartment is finished to an exceptional standard, including premium fully fitted kitchens, bathrooms, and engineered real wood timber flooring as standard. All apartments are light-filled, with the design focusing on glazed sliding screens and south-facing windows, enjoying beautiful open views over the Water of Leith, Roseburn Park, Murrayfield Stadium, and further afield to the Pentland Hills. Ultrafast broadband is available, and

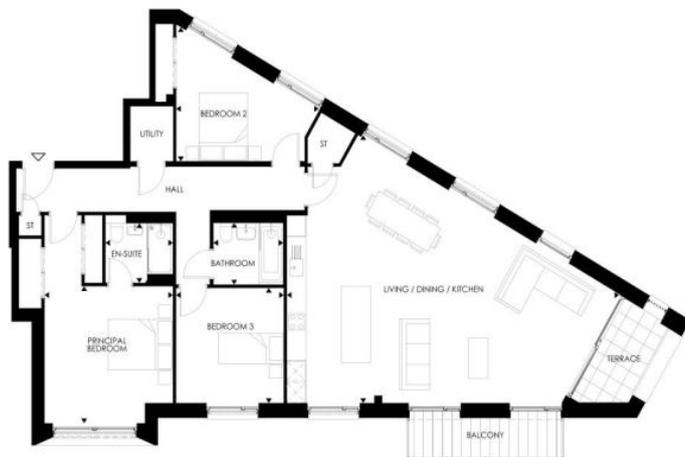


buyers have the freedom to choose their provider

50% of Development already sold
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FLAT 303
 Third Floor
 3 Bedrooms
 Total Area: 1448 sqft
 Living/Dining/Kitchen
 16.6 x 7.8 34'2" x 20'11"
 Principal Bedroom
 4.8 x 4.1 31'10" x 17'0"
 Bedroom 2
 4.4 x 4.1 13'2" x 13'0"
 Bedroom 3
 3.4 x 3.4 11'2" x 11'2"
 Bathroom
 2.2 x 1.8 7'2" x 5'11"
 En-Suite
 2.1 x 1.8 6'11" x 5'11"
 Terrace
 3.1 x 1.8 10'2" x 5'7"
 Balcony
 4.8 x 1.4 15'0" x 4'8"



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland EU Directive 2002/91/EC

Contact Details

[[Company.DisplayName]]
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 [[Branch.LandPhone]]
 [[Branch.EMailAddress]]

