



**MURRAYFIELD, EDINBURGH**  
**22/3 KINELLAN ROAD EH12 6ES**

**SAYER BURNETT**

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## 22/3 KINELLAN ROAD EH12 6ES



Superbly presented light and sunny luxury ground floor apartment situated in this exclusive high specification secure residential development a short distance to the west of the city centre. The property is extremely generously proportioned and offers a high quality contemporary living environment with unusual features. There are two parking spaces and storage in the underground parking facility. It benefits from gas central heating and double glazing.

Kinellan House is a magnificent Victorian mansion house converted into residential apartments and with two new residential blocks built within the highly private walled grounds together forming an imaginative and highly sought after living environment in beautifully landscaped gardens

Murrayfield is easily accessible to the city centre and the main arterial routes, and is served by good public transport links. Nearby are St Georges and Stewart's Melville/ Mary Erskine schools, with good shopping facilities available at Craighleith and Gyle, and Murrayfield Golf Course, Corstorphine Hill, Murrayfield Stadium and the Water of Leith walkway within easy walking distance

#### SUMMARY OF ACCOMMODATION

ENTRANCE HALL	2 EN SUITE BEDROOMS
LOUNGE	1 FURTHER BEDROOM
DINING KITCHEN	BATHROOM
UTILITY ROOM	2 SECURE PARKING SPACES

**ASKING PRICE;** Offers Over £470,000

**EXTRAS INCLUDED;** Integral cooker, microwave, hob and canopy hood, fridge/ freezer, fitted carpets and curtains throughout, fitted bedroom furniture

**VIEWING;** by appointment tel Sayer Burnett on 0131 225 5567

**OUTGOINGS;** the property is in Council Tax Band G. The development is fully factored at an all inclusive fee of £220 per calendar month



## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

Accessed by a carpeted mutual access corridor. Generous L-shaped hallway accessing all the principal apartments. Three cupboards providing useful storage and one housing electric meters. Overlay beech flooring.



#### LOUNGE (7.43 x 4.00m)

A superb sized tastefully decorated room flooded with light from sliding patio doors. Beech overlay flooring giving an airy feel. Cornice. Recessed spotlighting

#### BREAKFASTING KITCHEN (5.48 x 2.77m)

Luxuriously appointed with contemporary kitchen units. Integral oven, hob, grill/ microwave, fridge/freezer and extractor canopy with modern worksurfaces. Vinyl 1 1/2 sink unit with single drainer and mixer tap. Tasteful under-pelmet lighting. Partially separated dining area overlooking garden

#### UTILITY ROOM (2.13 x 1.8m)

Accessed from the hall this has been fitted with a further useful range of units. Vinyl sink with mixer tap. Plumbed for automatic washing machine. Cupboard housing hot water tank



#### MASTER BEDROOM 1 (5.46 x 4.09m)

Beautifully presented room with superb classical style partially glazed fitted wardrobing. Fitted carpet

#### EN SUITE BATHROOM (2.70 x 2.13)

Lavishly fitted with four piece bathroom suite. Mains fed shower attachment. Ceramic floor and wall tiling. Large mirror. Heated towel rail

#### DOUBLE BEDROOM 2 (4.10 x 2.90m plus door opening)

A well appointed room with fitted carpet. 2 classical style double and 1 single fitted wardrobes. View to garden

#### DOUBLE BEDROOM 3 (5.61 x 3.11m)

Rear facing room with two high level windows. Fitted carpet. 2 classical style fitted wardrobes along the full width of the room.

#### EN SUITE BATHROOM (2.38 x 1.81m)

Well fitted with modern 3 piece white bathroom suite and mains fed shower attachment. Ceramic wall and floor tiling. Large mirror. Shaver point. Towel rail. Heated towel rail

#### SHOWERROOM (2.24 x 1.50m)

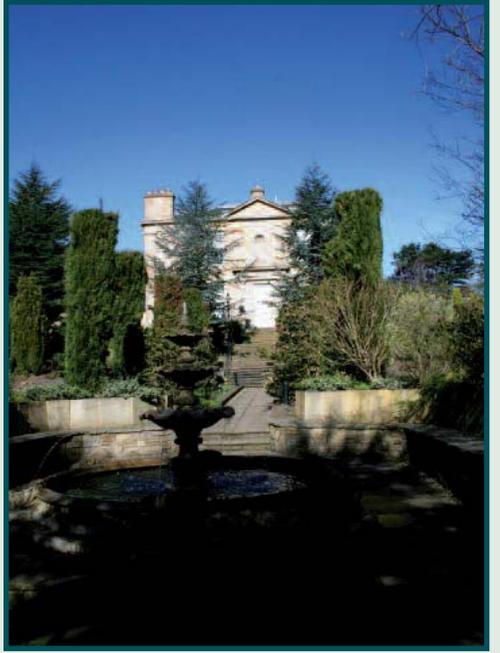
Well fitted with mains fed shower unit, modern WC and washbasin with marble surround. Ceramic wall and floor tiling. Heated towel rail

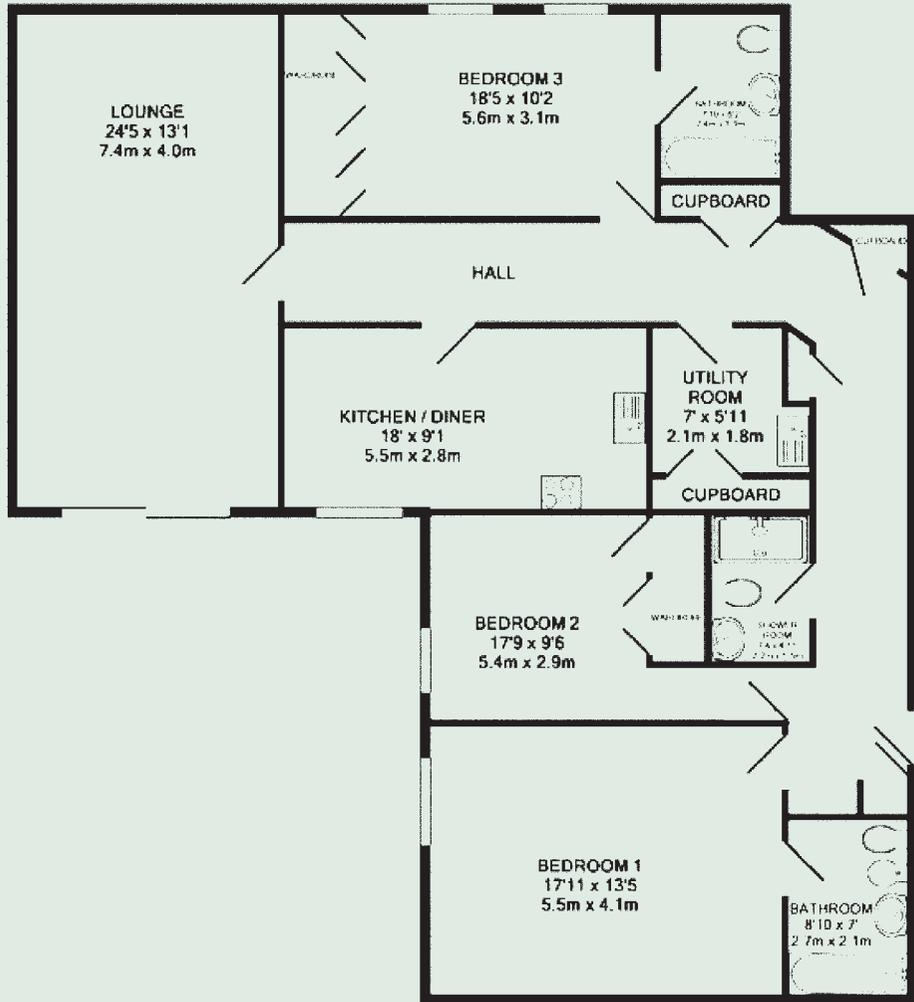
### OUTSIDE

The communal gardens have been thoughtfully laid out with mature trees and herbaceous borders, and are maintained as part of the factoring services

The property owns two parking spaces within the secure underground residents parking facility







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

These particulars are believed to be correct but are not to be held as binding on the Sellers or their Agents nor as forming any part of an offer to sell.

Prospective Purchasers are advised to have their interest noted to the Selling Agents through their Solicitor as soon as possible after viewing in order that they may be kept advised in the event of an early Closing Date being fixed for the receipt of offers.



Interested parties are strongly advised to note interest through the selling solicitors.  
Offers should be submitted in Scottish Legal Form to:

Sayer Burnett, 43-45 Circus Lane, Edinburgh EH3 6SU

Tel; 0131 225 5567 Fax; 0131 225 3300