



18/2 COLTBIDGE MILLSIDE, EDINBURGH, EH12 6AP  
Offers £330,000



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Set in an exclusive Murrayfield residential development peacefully nestled on the banks of the Water of Leith, this is an incredibly stylish two-bedroom first floor apartment in pristine condition. Approached via a private residents' courtyard with parking, the front door opens into a welcoming and spacious hallway boasting an almost coastal interior of white wall finishes and wood-inspired flooring in a soft grey. To the right lies the light-filled dual aspect living room. With sleek black grid French doors opening onto a south-east facing Juliet balcony overlooking the Water of Leith, and a sophisticated interior this is a tranquil and relaxing space.



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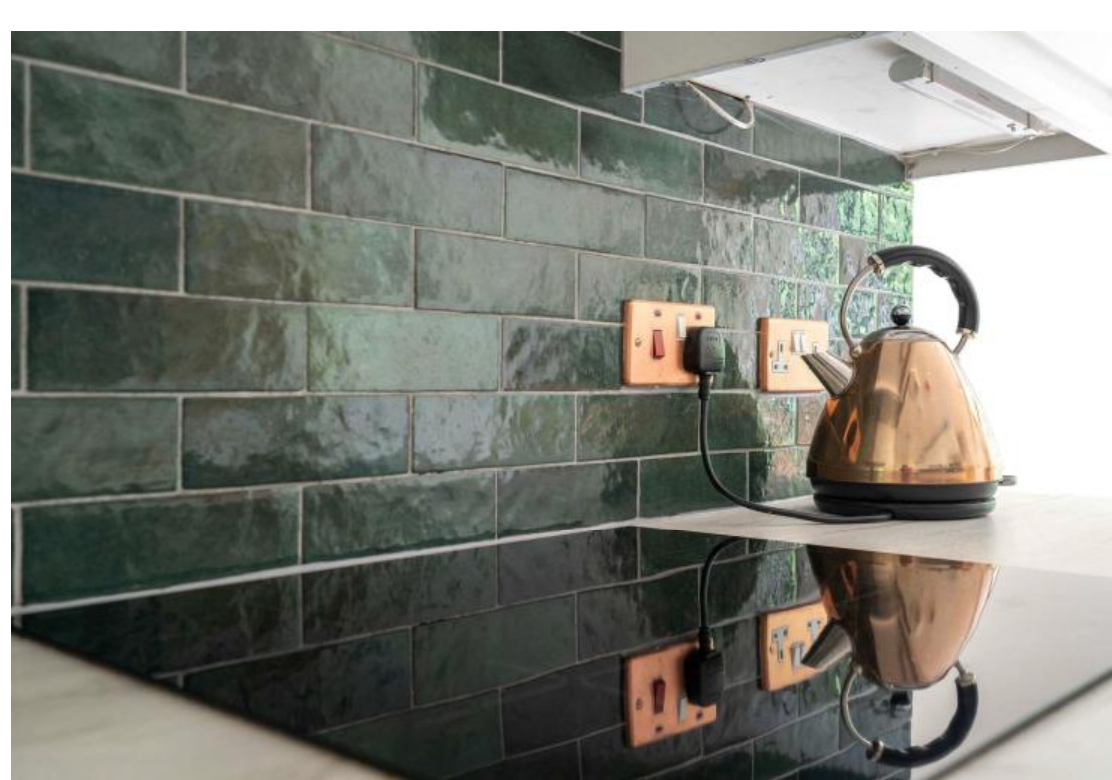


Adjoining this, you enter the impressive contemporary dining kitchen with a delightful river aspect thanks to two black grid French doors leading out to a Juliet balcony. Beautifully finished it features white gloss handleless wall and floor cabinetry, marble-effect butcher block worktops, and high-spec integrated appliances including an extractor hood, eye-level microwave, hob, and an oven, all enhanced by gold-effect hardware and green metro tile splashback.



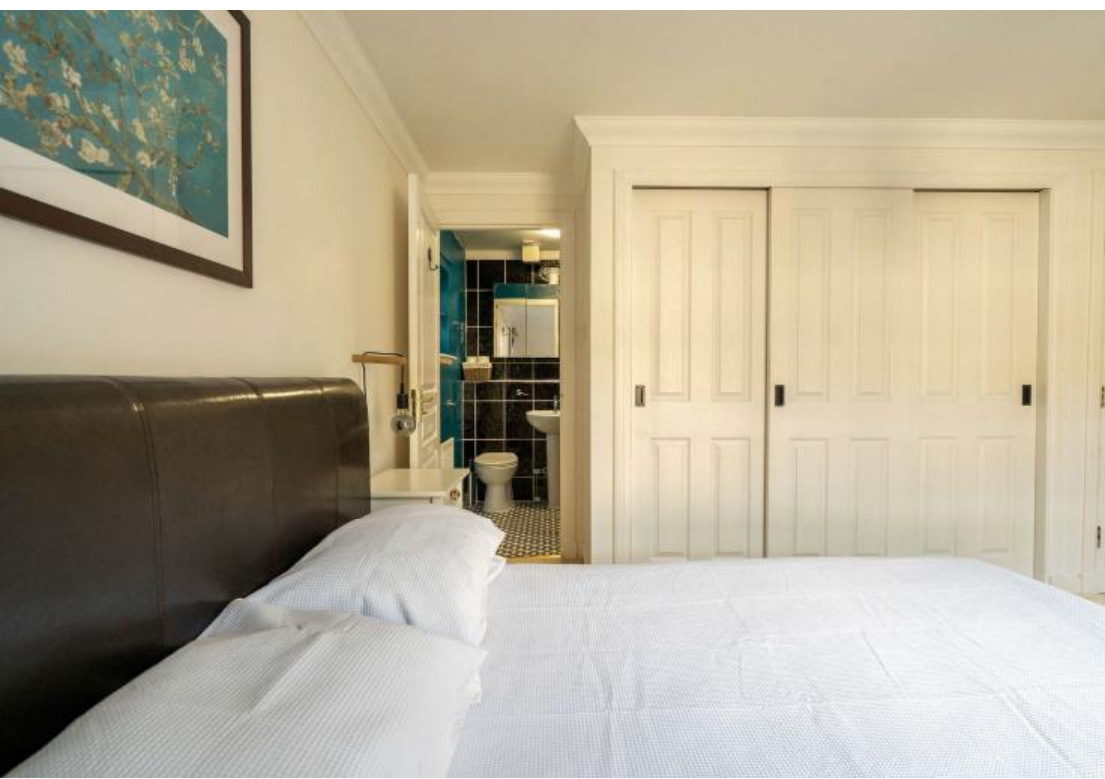
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Diagonally opposite is the stunning principal double bedroom. Light and airy it benefits from a crisp fresh décor including carpeting along with bespoke built-in wardrobes, a Juliet balcony, and a chic en-suite bathroom with hidden cistern WC, a bath, and washbasin finished in a gloss monochrome colour palette. The second smaller bedroom has a built-in mirrored wardrobe and carpeting. Completing the accommodation is an on-trend monochrome contemporary shower room comprising of a hidden cistern WC and washbasin built into vanity.











Electric heating and double glazing ensure optimum comfort and efficiency. The property is near Murrayfield Tram Link, Roseburn Public Park, and an array of amenities.



18/2 COLTBRIDGE MILLSIDE, BH12 6AP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA: 823 SQ FT / 76 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Lying in the sought-after area of Murrayfield, Coltbridge Millside enjoys proximity to Corstorphine Hill, The Water of Leith, and Roseburn Park with playing fields, and a play area. Murrayfield Stadium, Edinburgh Zoo, and a variety of renowned golf courses such as Ravelston and Murrayfield are all within easy reach as is The Scottish National Gallery of Modern Art. David Lloyd in Corstorphine houses a state-of-the-art gym, tennis courts, fitness classes, and swimming pools, and it is near to Murrayfield Lawn Tennis Club. Bustling restaurants, and bars include The Murrayfield, and Dine, with more in nearby Corstorphine. Local shopping amenities are in abundance on Roseburn Terrace including a Tesco Express, a Scotmid, and Vigo Delicatessen and the nearby Gyle Shopping Centre houses a Morrisons and Marks and Spencer. There is well-regarded local primary and secondary schooling. The area benefits from excellent transport links including a regular bus service, and the Murrayfield Tram Link offers quick access to St Andrew Square, Haymarket, and Edinburgh International Airport.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.