



FLAT 4, 2 WESTERLEA GARDENS, EDINBURGH EH12 6HU  
OFFERS OVER £435,000



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Nestled in the heart of Murrayfield, in the Westerlea Gardens development by S1 Developments and Square & Crescent, one of Edinburgh's most sought-after neighbourhoods, this stunning new build apartment offers the perfect blend of modern living and luxurious amenities. Featuring two generously sized double bedrooms, both equipped with fitted wardrobes, this apartment ensures ample storage space for your comfort. With an attention to detail that defines luxury, this apartment boasts an extremely high specification, offering an inviting and elegant living space for those seeking the best in city living in Edinburgh. Featuring Riddle & Coghill kitchen with integrated Miele appliances and Qooker tap in an open plan living space with balcony enjoying views over South Edinburgh and Murrayfield Stadium. The strikingly sleek bathroom creates an immersive spa experience in which you can relax. Enjoy discrete Villeroy and Boch units, Steel baths and shower trays, and huge bespoke mirrors. Details like the Hansgrohe shower fittings and tiles by Atlas Concorde Brave, complete the serene setting. The apartment also benefits from Boen wide plank oak flooring and luxury deep pile carpets.

Westerlea Gardens is a rarely available development enveloped by lush greenery in a sought-after, well-connected area of Edinburgh. All within easy reach of countless attractions, enticing shops, wondrous outdoor spaces and some of Scotland's finest dining. The new build properties have been carefully designed to emphasise the communal gardens and the stunning views over Edinburgh.

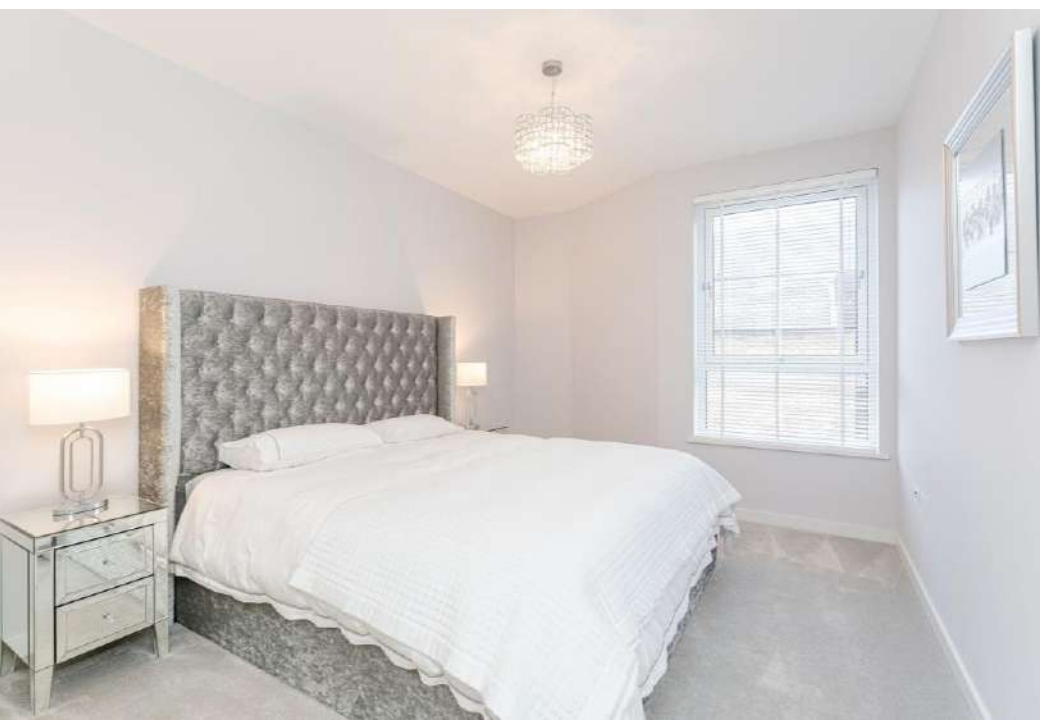
The development's focal point is undoubtedly the vast and beautifully landscaped gardens and residents barbecue area. Set in the West Murrayfield Conservation Area, this large, secluded zone exudes serenity with ample space left between each building. Mature trees surround the development radiating a sense of privacy and peacefulness. From here you could easily forget you're just minutes away from Edinburgh's West End.



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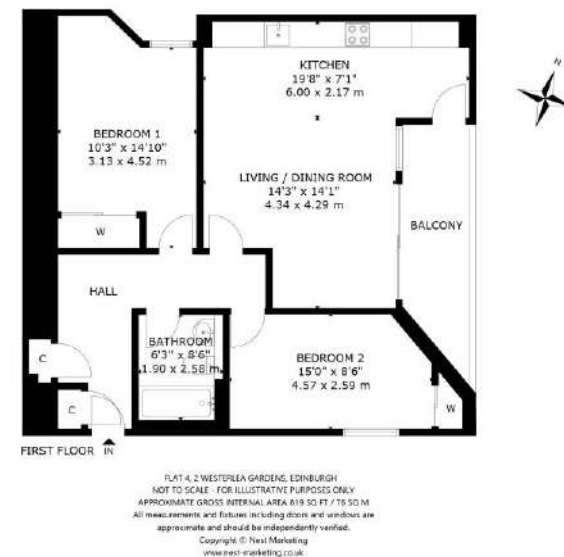
Apart from the landscaped scenery and balanced green spaces of Westerlea Gardens, Edinburgh offers several well-loved parks for you to enjoy. Take a stroll along the banks of the Water of Leith or walk one of the many golf courses surrounding you. Murrayfield has an unrivalled reputation. Synonymous with the rugby stadium of the same name, it's a notably leafy, affluent, and largely residential area. However, it comes with the benefits of having all the amenities you need on your doorstep, alongside pleasant pubs, hotels, cafés and independent shops.

There are plenty of places offering bags of retail therapy within easy striking distance of Westerlea Gardens. If you're partial to a spot of independent shopping, check out the exclusive boutiques, homewares and gift shops that throng the West End. High street shops line Princes Street whilst George Street has the more upmarket and traditional outlets, all of which are just a short drive or bus ride away. Then there's Multrees Walk near St Andrew's Square. A haven for those who love high quality designer and luxury brands such as Harvey Nichols, Burberry, Louis Vuitton and Mulberry.

Murrayfield is blessed with no shortage of relaxing pubs to while away an evening in, with some of the best including the Bothy (especially great for match day atmosphere) and the Roseburn Bar (a cosy and traditional pub with gorgeous interiors).







## Get in touch



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