

# 48/1 Murrayfield Avenue, Edinburgh, EH12 6AY

The epitome of sophistication and style. This First floor flat forming part of a converted 'C' listed Victorian terraced villa has been finished to the highest standard. Located within a wide tree lined street in the sought after Murrayfield, this flat is a masterclass in refined city living.



2



1







## Every detail has been carefully curated

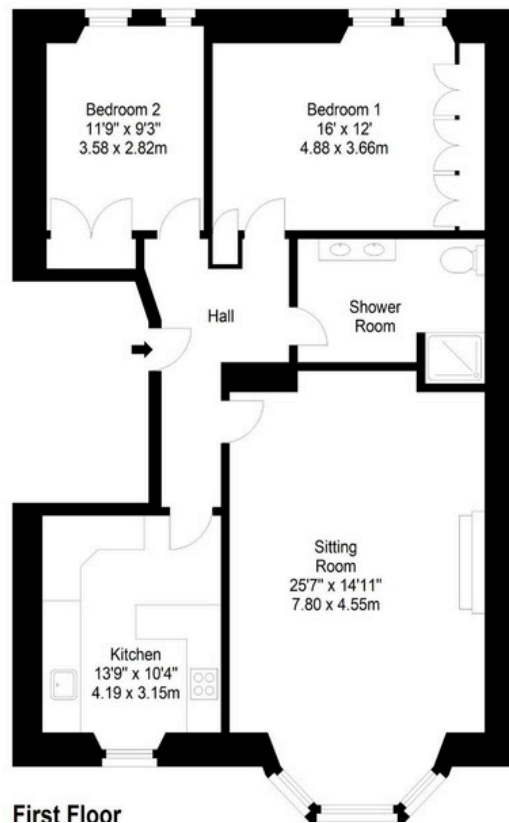
- 2 double bedrooms
- High quality kitchen
- Effortlessly styled
- Sought after neighbourhood
- Period features throughout
- Impeccably maintained
- First floor
- C listed
- Flat in a converted Victorian terraced villa
- Shower room with double sink

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Approx. Gross Internal Area  
1001 Sq Ft - 92.99 Sq M  
For identification only. Not to scale.  
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**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale

**To arrange a viewing, call  
+44(0)131 287 5500 or email us  
at [hello@niksenproperty.com](mailto:hello@niksenproperty.com)**