

# Flat 7, 60 Campbell Avenue

EDINBURGH, EH12 6DN



*Unique four-bed penthouse apartment, within the Ellersly Manor nestled in Murrayfield, showcasing panoramic views of the Pentland and Corstorphine hills*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this unique and extremely rare penthouse apartment, within the Ellersly Manor nestled in Murrayfield. The property oozes opulence and grandeur and is in walk-in condition. The charming apartment showcases excellent views from both balconies. The perfect spot to enjoy a morning coffee on a warm day.

# THE KITCHEN & DINING ROOM



As you enter through the main door, you are met with a well-maintained communal stair with a secure entry system. You have the option of stairs and an elevator leading you up to the penthouse, the only apartment on the top floor for ultimate privacy. The apartment welcomes you with a light, airy spacious hallway leading off into a fully equipped kitchen with integrated appliances, Corain worktops and ample cupboard storage space. The large window let in a flood of light. The island positioned in the centre of the room allows for a fantastic cooking area, with the versatility to allow for dining too. An open-plan dining area leads off the kitchen, a perfect set-up for entertaining, comfortably accommodating 10-12 guests.



# THE LIVING ROOM



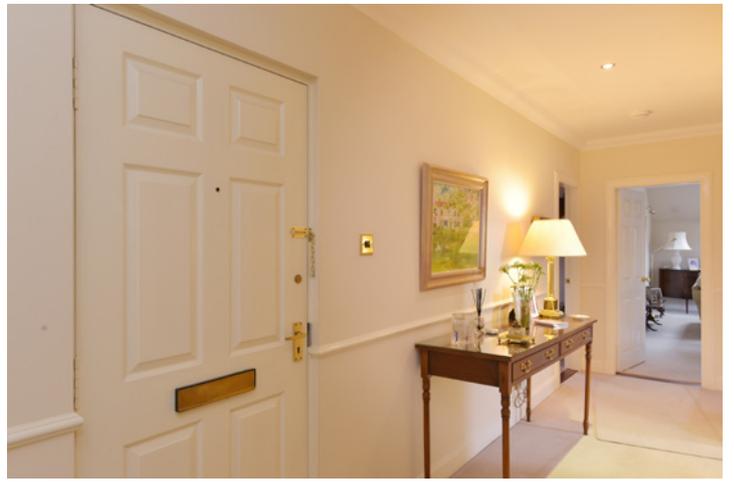
Step into the spacious lounge finished to a high standard and impeccably maintained. The lounge boasts floor-to-ceiling windows and a Velux window, flooding the room with natural light and offering panoramic views of the Pentland and Corstorphine hills from one of the two balconies.



The main bathroom is largely proportioned providing a three-piece suite providing a tranquil setting to unwind in a spacious corner bath.

# THE BATHROOM





The main bedroom comes with fitted wardrobes providing ample storage space, positioned in a generous-sized room. With floor-to-ceiling windows leading out onto the second balcony, with serene views. The sizeable en-suite of the main bedroom comes complete with a three-piece suite, generous-sized bath, and a large separate shower cubicle, finished to a luxurious standard. Bedroom two showcases another great-sized room with fitted wardrobes and second en-suite. Bedrooms three and four are both well-proportioned rooms with fitted wardrobes in bedroom three, providing ample storage throughout the apartment. Equally, either bedroom three or four could be used as a study or home office both offering versatility and functionality throughout this exquisite apartment.

# BEDROOM 1





# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Not only does it boast an exclusive generously sized double garage within gated grounds for added security, but it also offers a peaceful well-kept communal garden area. Enjoy the convenience of central living without compromising on comfort and style, making this property the ideal choice for those seeking a luxurious lifestyle in the heart of the city. This is a rare opportunity, don't miss out.

# EXTERNALS



# BALCONIES



# FLOOR PLAN, DIMENSIONS & MAP

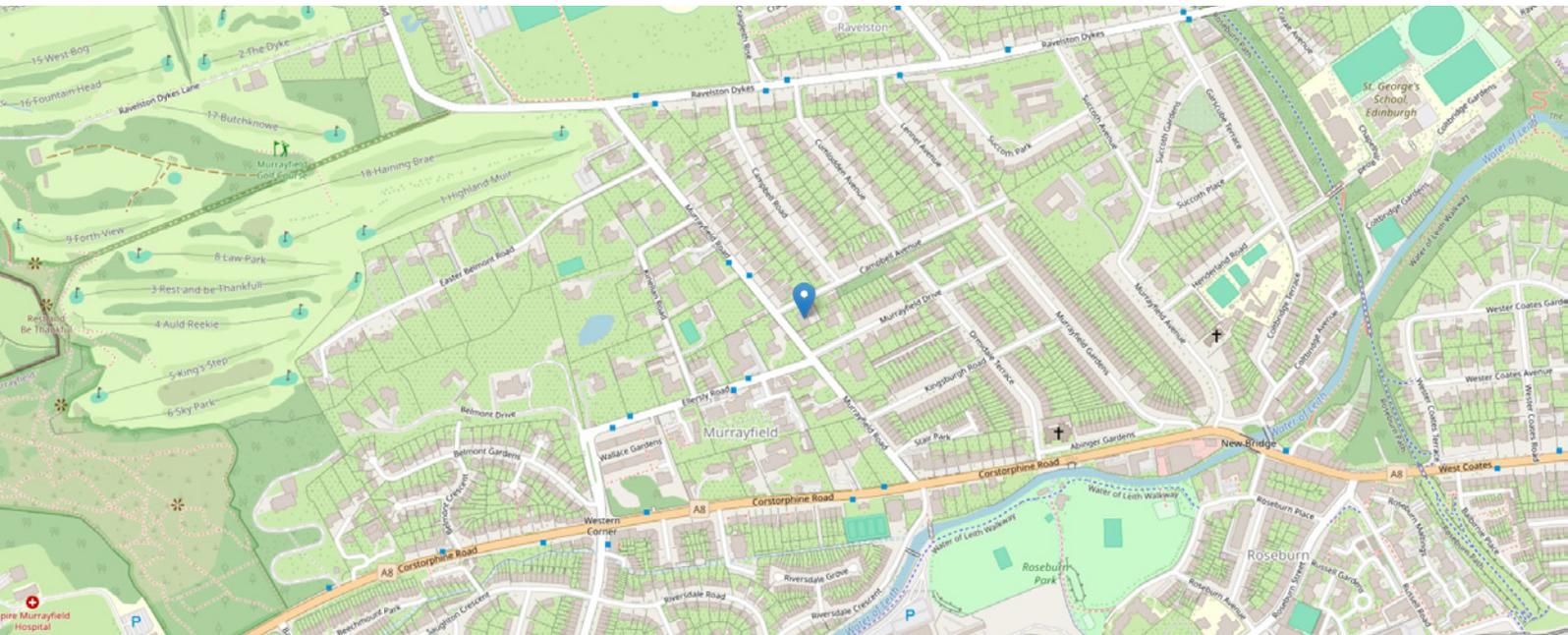


Approximate Dimensions  
(Taken from the widest point)

Living Room	5.91m (19'5") x 5.69m (18'8")
Kitchen	5.31m (17'5") x 4.27m (14')
Dining Room	4.50m (14'9") x 4.00m (13'1")
Bathroom	4.20m (13'9") x 2.39m (7'10")
Bedroom 1	4.86m (15'11") x 4.24m (13'11")

En-suite	4.20m (13'9") x 2.99m (9'10")
Bedroom 2	5.31m (17'5") x 3.43m (11'3")
En-suite	2.39m (7'10") x 2.37m (7'9")
Bedroom 3	4.50m (14'9") x 3.10m (10'2")
Bedroom 4	4.20m (13'9") x 3.79m (12'5")

Gross internal floor area (m<sup>2</sup>): 201m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. The area comprises a variety of substantial stone-built properties of considerable presence and character, most of which date back to the 19th century. In addition to the richness of its architecture, Murrayfield has a welcoming family community. It is remarkably quiet and peaceful and from virtually every point of view, a most desirable location.





Despite its tranquillity, Murrayfield's central location provides excellent road networks and public transport links, most notably to Edinburgh Airport and the city centre. The West End lies around two miles away, placing the city centre within walking distance. The area is popular with families thanks to its proximity to many schools such as St George's, Stewart's Melville, Mary Erskine, Edinburgh Academy and Fettes College. Murrayfield boasts two excellent golf courses, an active tennis club, the Ice Rink and Murrayfield Stadium.

Nearby Roseburn serves the area with local shops and Roseburn Park is a hub of leisure activity. The Water of Leith Walkway, Corstorphine Hill and the Edinburgh cycle network are all within close proximity. Another nearby district to the property is Corstorphine, providing local shopping, transport, educational and recreational facilities, including Edinburgh Zoo. Shopping can be found close by at Craighleith Retail Park and the Gyle Shopping Centre with its major high street outlets namely Marks and Spencer and Sainsbury's to name but a few and here you will find everything for all your monthly requirements.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**ZOE CARMICHAEL**  
Property Transaction Manager



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