

**5/2 Murdoch Terrace  
Edinburgh EH11 1BE**

**Offers Over £140,000**

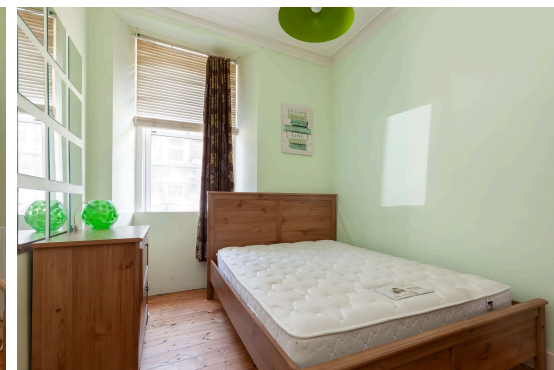
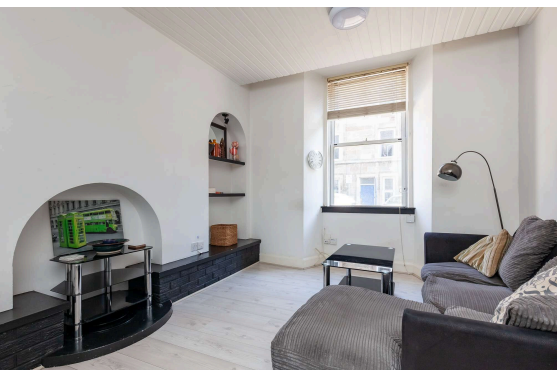
- Bright one bed flat
- Open plan lounge/kitchen dining area
- Double bedroom
- Shower room
- Double glazing
- Electric heating
- Residents permit parking

**Council Tax Band: B**

**Tenure: Freehold**

**Monthly Service Charge: £25**

**Shared Ownership: N**





## Flat

Blair Cadell are delighted to present this bright one-bedroom flat, located in the highly sought-after area of Polwarth. The property boasts a prime location, just a short walk from Fountain Park, local shops, amenities, and Edinburgh city centre. The property features an entrance hall way leading to an open plan lounge and kitchen area, spacious double bedroom, shower room, double glazing, electric heating and communal garden. Residents permit parking.

Polwarth is situated southwest of the city centre offering easy access through frequent public transport services that run nearby. The bypass is just a short drive away, connecting to the South Gyle, Edinburgh International Airport, and the central belt motorway network. Locally, you'll find a wide range of shopping options, including Sainsbury's Local, Aldi, Lidl, Tesco, Waitrose, and the Edinburgh West Retail Park. For recreation, residents can enjoy Harrison Park, the Union Canal, Fountain Park Leisure Complex, and an abundance of popular bars, cafes, and restaurants.

**Viewing by appointment on 0131 337 1800**





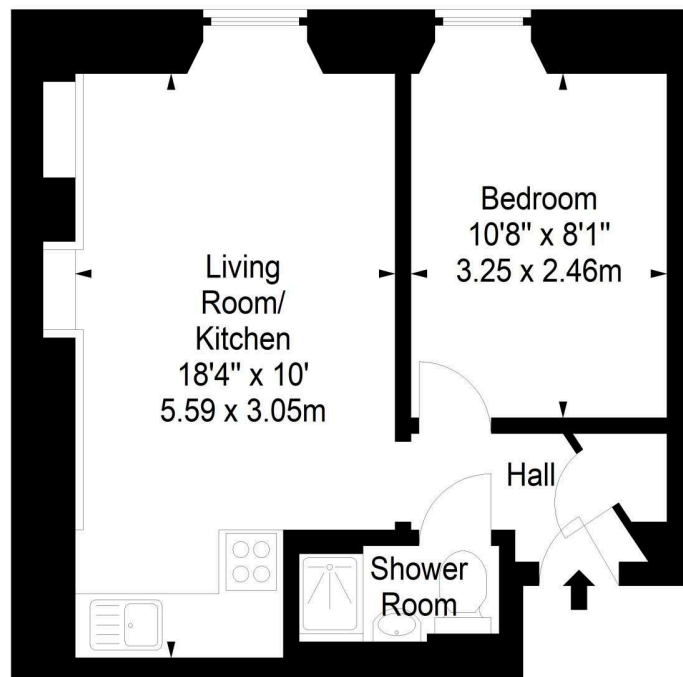
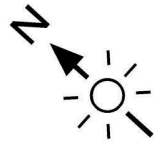




**Murdoch Terrace,  
Edinburgh,  
Midlothian, EH11 1BE**



Approx. Gross Internal Area  
334 Sq Ft - 31.03 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



rightmove

OnTheMarket

**BlairCadell**  
solicitors + estate agents