



27 Campbell Road, Edinburgh, EH12 6DT

*Charming three-bedroom semi-detached family home with west-facing garden, garage, and driveway*

URQUHARTS  
EDINBURGH





## DESCRIPTION

27 Campbell Road is a charming, generously proportioned three-bedroom semi-detached house offering flexible accommodation with enclosed west-facing rear garden, garage, and driveway. Superbly situated in the desirable Murrayfield and neighbouring Ravelston area, the property benefits from excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property retains many original period features throughout and offers fantastic potential (subject to local authority consents).

Entrance vestibule and welcoming hall; spacious bay windowed sitting room overlooking the front garden with open fireplace and surround; bright dining room with fireplace and sliding doors to the rear patio and garden; fitted breakfasting kitchen with wall and base units, appliances, and WC; and a study / home office, which could be used a guest bedroom 4. On the upper level, there are two good-sized double bedrooms, one with bay window to the front; bedroom three; and a family bathroom.

## ACCOMMODATION

Entrance vestibule & hall. Sitting room. Dining room. Study/ Home office. Kitchen / breakfast room. Three bedrooms. Bathroom. WC.

Gas central heating. Mixture of original sash & case windows and double glazing. Well-maintained private front and rear gardens, with the west-facing rear garden mainly laid to lawn with patio area and garden shed. Driveway and single car garage.



## LOCATION

Murrayfield and neighbouring Ravelston are exclusive residential areas lying northwest of the city centre and only a short distance from Edinburgh's West End and Princes Street. Craighleith Retail Park is within proximity offering a number of retail shops including a Sainsbury's supermarket, Lidl, Marks & Spencer and Boots, as well as a Tesco Superstore in Corstorphine and Sainsbury's supermarket at Westfield Road. Leisure and recreational facilities include Edinburgh Zoo, Scottish National Modern Art Galleries, Tennis Courts at Henderland Road, and Ravelston and Murrayfield Golf Clubs. Murrayfield Ice Rink and





Rugby Stadium are a short walk from the property, and scenic walks can be taken at Corstorphine Hill or along the Water of Leith. Catchment schools for the area include Roseburn Primary and Craigmount High School, with private schools nearby including St George's School for Girls, Stewart's Melville College, and Mary Erskine School, with Edinburgh Academy and Fettes College within short distance by car/public transport. Regular buses at Ravelston Dykes and Murrayfield, and tram stops at Murrayfield and Balgreen offer direct access to the city centre and out to Edinburgh Airport, with Haymarket train station and the City bypass offering easy access to the main motorway network.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The wardrobes and dressing tables will be included in the sale.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **E**

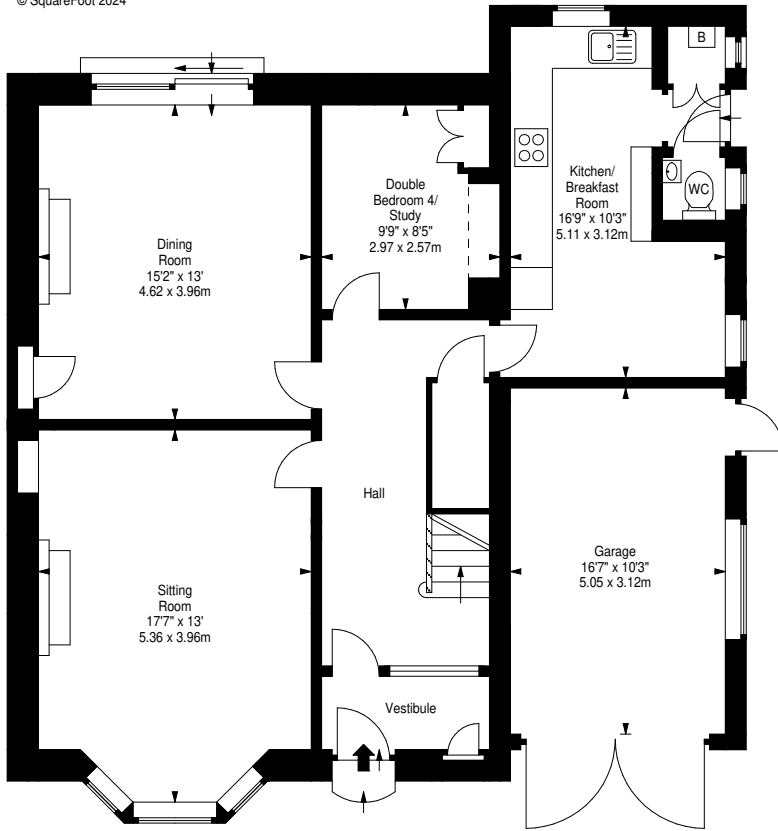




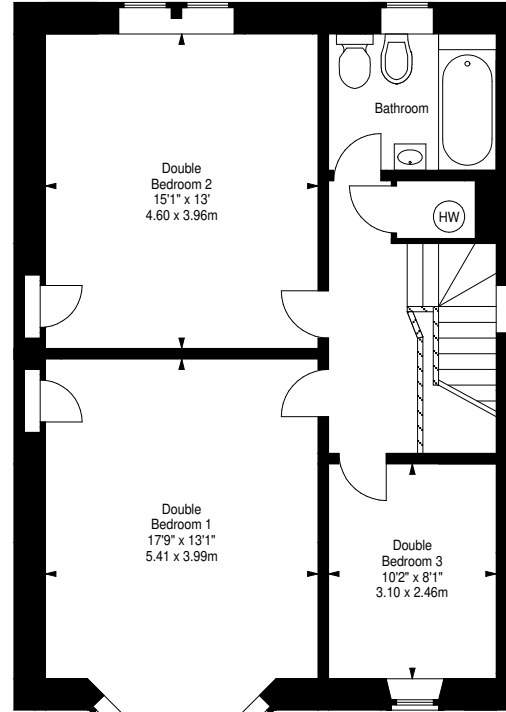
27 Campbell Road,  
Edinburgh, EH12 6DT



Approx. Gross Internal Area  
1753 Sq Ft - 162.85 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



First Floor



**NOTES**

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).