

**12 Munro Drive
Edinburgh EH13 0EG**

Offers Over £950,000

- Large living room/dining room
- Family room
- Kitchen fitted with a range of floor and wall mounted units, gas aga and white good included
- Five double bedrooms with master featuring en-suite
- Office/single bedroom
- Two family bathrooms fitted with three-piece suites
- Utility room
- W.C
- Beautiful gardens to front and rear
- Gas central heating, solar panels and double glazing
- Double garage and off-street parking

Council Tax Band: H

Tenure: Freehold

Shared Ownership: No



2



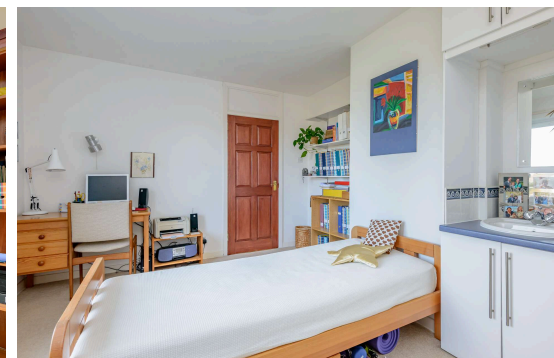
5



3



EPC C



Detached

Blair Cadell is delighted to present this exceptional detached home in the highly sought-after area of Colinton. Boasting generous living space, five double bedrooms, and stunning gardens, this property is the perfect family home and a must-see.

The accommodation features a bright and spacious living/dining room, complete with a gas fireplace and an abundance of natural light—ideal for both entertaining and relaxing with family and friends. A second large living area offers a seamless connection to the beautifully maintained rear garden through sliding doors, making it an excellent family room. The well-appointed breakfasting kitchen is fitted with an array of floor and wall-mounted units, a gas AGA, and integrated appliances, all included in the sale. The property offers five generously sized double bedrooms, each with fitted wardrobes, while the master bedroom benefits from a private en-suite with a two-piece suite and a walk-in electric shower. Two stylish family bathrooms, both with three-piece suites and showers over the bath, provide ample convenience. Additionally, a dedicated study creates the perfect space for home working or serve as a single bedroom. Further enhancing the home's practicality is a large utility room with white goods available by separate negotiation. The property benefits from two gas central heating systems, one on each level and solar panels with batteries that supplement the hot water system on the upper floor and electrics throughout the house—along with full double glazing throughout. The stunning front and rear gardens are a haven for gardening enthusiasts, featuring vegetable plots, fruit trees, and a spacious lawn. Off-street parking and a double garage provide excellent convenience.

Colinton offers a wealth of local amenities, including independent retailers, a Co-op, pharmacy, GP practice, churches, post office, restaurants, and pubs, with larger supermarkets just a short drive away. The vibrant areas of Morningside and Bruntsfield are also within easy reach, offering a wider selection of shops, a Waitrose, cinemas, theatres, and fantastic dining options. For outdoor enthusiasts, the nearby country parks and Pentland Hills provide excellent walking opportunities. Families will appreciate the excellent selection of local schools, including Bonaly Primary, Firhill High School, and Merchiston Castle School, along with other prestigious independent schools just a short drive away. Commuters will benefit from regular public transport links, with a bus stop to the city centre just two minutes' walk from the property, as well as easy access to the City Bypass and motorway networks.

Viewing by appointment on 0131 337 1800





Munro Drive,
Edinburgh,
Midlothian, EH13 0EG

 SquareFoot

Approx. Gross Internal Area
3351 Sq Ft - 311.31 Sq M
(including Garage)
Attic
Approx. Gross Internal Area
734 Sq Ft - 68.19 Sq M
For identification only. Not to scale.
© SquareFoot 2025

Key :- CH : Ceiling Height



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
www.blaircadell.com

