

**2B Kinellan Road
EDINBURGH EH12 6ES**

Offers Over £995,000

- Open plan living/kitchen/diner with direct access to back garden
- Kitchen fitted with a range of floor and wall mounted units, gas hob and double oven, integrated appliances and breakfast bar
- Second living room featuring direct access to private balcony
- Four double bedrooms with three featuring en-suites
- Family bathroom and shower room
- Office
- Utility room
- Gas central heating and double glazing throughout
- Private South-West facing back garden
- Off-street parking for two cars and integrated garage

Council Tax Band: H

Tenure: Freehold

Annual Service Charge: £750

Shared Ownership: No



Semi-Detached

Blair Cadell are delighted to present this beautifully finished, three-storey, four-bedroom townhouse in sought after Murrayfield. Offering spacious, modern living and superb access to local amenities, the property is in true turn-key condition—early viewing is highly recommended.

The heart of the home is a stunning open-plan kitchen, living, and dining space bathed in natural light, with direct access to a south-west facing garden—perfect for relaxing or entertaining. The contemporary kitchen features sleek wall and floor-mounted units, a gas hob, double oven, integrated appliances, and a stylish breakfast bar. A second living area offers a calm retreat, enhanced by a built-in speaker system and direct access to private balcony. There are four generous double bedrooms, all with fitted wardrobes and three with en-suite bathrooms. The principal and second bedrooms benefit from private sun terraces—ideal for enjoying a morning coffee or evening glass of wine. A fully tiled family bathroom with a mains shower over the bath, an additional shower room, utility room, and a dedicated home office add flexibility for modern living. Further features include gas central heating, double glazing throughout, a beautifully landscaped South-West facing garden ideal for summer barbecues, an integrated garage for storage, and off-street parking for two cars via a private driveway. Please Note: There is a fee for the upkeep of the shared gardens, the car park lighting and the gates. Estimate of £750 annually

Residents of Kinellan Road enjoy proximity to a range of amenities. The area is well-served by local shops in Roseburn and Stockbridge, with the Craigeith Retail Park just a short drive away. For leisure, Murrayfield Golf Course and Ravelston Golf Club are nearby, along with picturesque walks along the Water of Leith. Families are particularly drawn to the area due to its access to esteemed educational institutions, including St. George's School for Girls, Erskine Stewart's Melville Schools, Fettes College, and The Edinburgh Academy. Regular bus services provide easy access to the city centre, while Edinburgh Haymarket train station is approximately one mile away. The tram network offers a convenient route to Edinburgh Airport, making it ideal for both local and international travel.

Viewing by appointment on 0131 337 1800

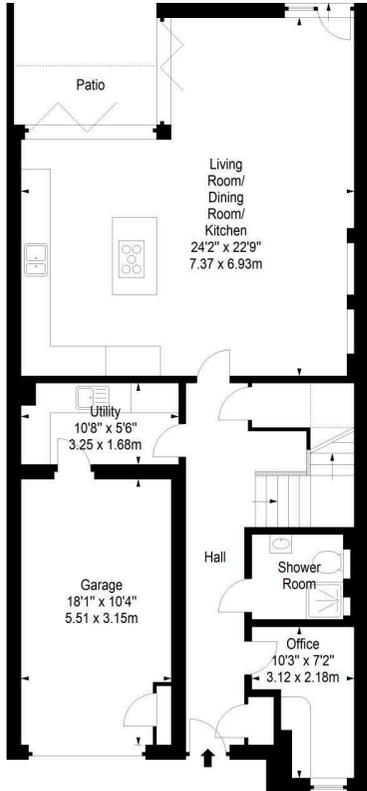




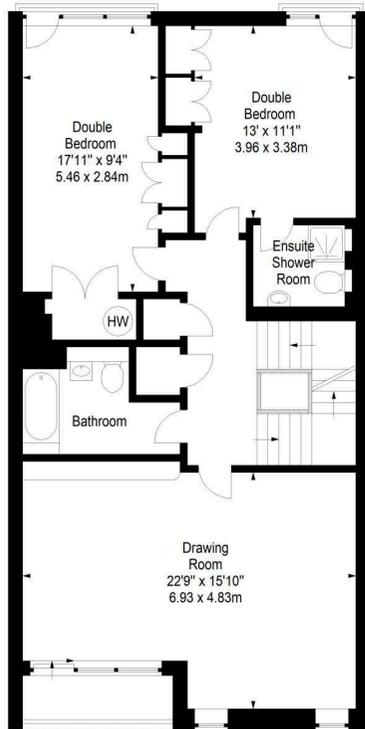
Kinellan Road,
Edinburgh, EH12 6ES



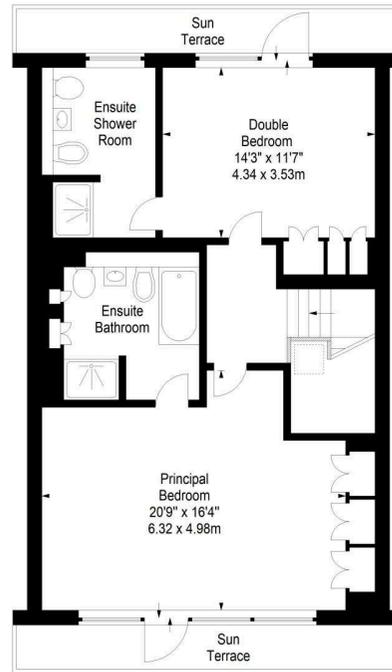
Approx. Gross Internal Area
2936 Sq Ft - 272.75 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor



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