



36 Ormidale Terrace

Murrayfield | Edinburgh | EH12 6EF

Peacefully situated on one of Murrayfield's most sought-after streets, this five-bedroom mid-terraced villa offers generous and flexible accommodation across three levels, alongside private front and rear gardens. The bright, well-proportioned rooms retain elegant period features and enjoy open views, while the location provides easy access to excellent schools, scenic walks and the city centre, making it an ideal family home.

-  5 bedrooms
-  4 public rooms
-  3 bathrooms
-  Front & rear gardens
-  Permit parking
-  EPC rating – C
-  Council tax band - H



Description

On the ground floor you are welcomed by a vestibule and reception hall, and to your left is a bay windowed formal dining room with a gas fire, an ideal setting for family meals. To the rear, a second dining room with gas stove offers a more relaxed space and flows into the dual-aspect kitchen, fitted with wall and base units, co-ordinated worktops and direct access to the garden, and steps lead up to the home office/study. A cosy family room with gas fire and French doors opening to the garden creates a lovely space to unwind, while a convenient shower room completes this level.

The first floor is home to a generous light-filled drawing room with an elegant bay window and gas fire, creating a refined yet welcoming space for relaxation or entertaining. There is also a double bedroom and a charming family bathroom with original wood panelling and a feature fireplace.

On the top floor there are four further double bedrooms providing excellent family accommodation, with the front bay-windowed room enjoying open views stretching across Murrayfield to the Pentlands, whilst to the rear there are views to the castle, perfect for enjoying the fireworks. A shower room with skylight serves this level. The property is predominantly double glazed and further benefits from gas central heating, good storage throughout including a cellar which is accessed from the hall.



Extras

Included in the sale will be the Rangemaster dual fuel cooker, washing machine, tumble dryer, dishwasher, and integrated fridge/freezer.

Gardens and parking

To the front there is a gated garden framed by mature hedging, offering both privacy and a welcoming first impression. To the rear, there is a fully enclosed garden with a paved patio area for summer dining, and a lawn providing a safe place for children and pets to play. A garden shed gives practical storage for garden tools. There is a mix of permit and unrestricted parking available.

An annual fee of £100-£200 is payable to the Campbell Avenue Woodlands Association for the upkeep of the woodland south of Campbell Avenue.

Viewing

By appointment through Neilsons (0131 625 2222).





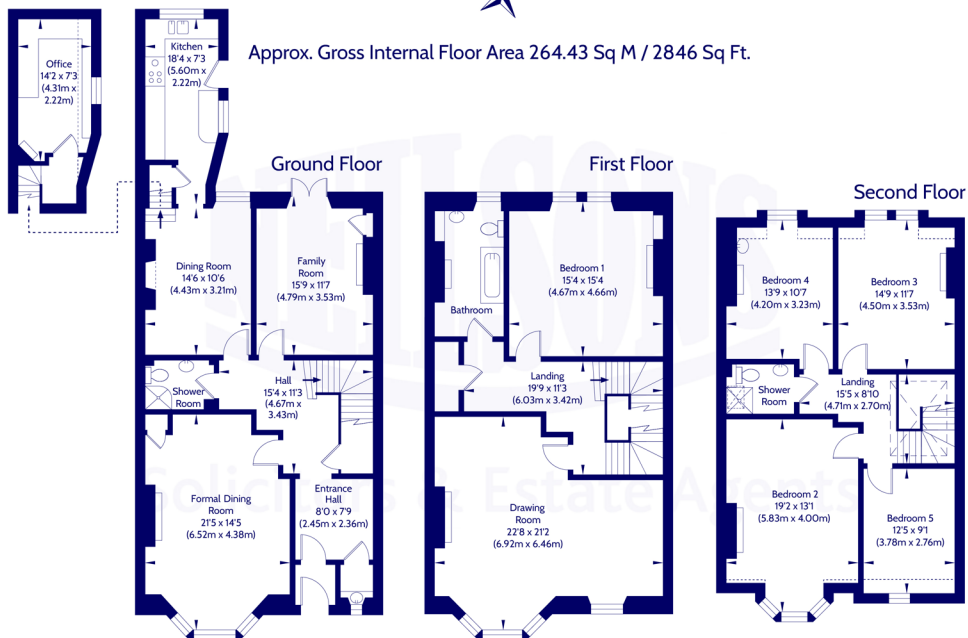
Location

Nestled just west of Edinburgh's city centre, Murrayfield is one of the capital's most sought-after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village-like charm. Families are drawn to its proximity to excellent schools, including St George's, Stewart's Melville College and Mary Erskine School, while professionals appreciate the short commute to the city centre. Nearby amenities include the famous Murrayfield Stadium, picturesque Corstorphine Hill Nature Reserve, Murrayfield and Ravelston Golf Clubs, with the Water of Leith walkway offering swift access to the Galleries of Modern Art, Dean Village and Stockbridge beyond. Excellent transport links provide swift access by bus or tram to the city centre and out to Edinburgh International Airport, whilst by car, the city bypass and central motorway network are within easy reach. With its prime location, serene environment, and excellent connectivity, Murrayfield is an idyllic choice for those seeking a high-quality lifestyle in the heart of Edinburgh.





Approx. Gross Internal Floor Area 264.43 Sq M / 2846 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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