










Offers Over  
**£650,000**

## 3 Ellersly Road

Murrayfield, Edinburgh EH12 6HY

This charming and unique detached stone-built period property offers deceptively spacious accommodation over two floors within the sought-after Murrayfield Conservation Area. Blending period character with practical modern living, the house boasts generous proportions, a superb open-plan living and dining space, and the added bonus of a garage with a versatile floored loft room, perfect as a home gym or office.

-  3 bedrooms
-  1 reception rooms
-  2 bathrooms
-  Private garden
-  Garage with floored loft room  
On-street parking
-  EPC Rating – E
-  Council Tax Band – F



## Description

The welcoming hallway, with windows to the front and rear, provides excellent storage including a cupboard beneath the stairs. The spacious reception/dining room is a striking space with triple windows overlooking the garden, featuring an exposed stone wall, multi-fuel stove, and access to the garden through a double glazed door. A well-appointed kitchen/breakfast room offers shaker-style wall and base units, a Rangemaster cooker, integrated slimline dishwasher and washer/dryer, and has direct garden access. Completing the ground floor is a shower room with white suite and ceramic tiling. Upstairs, there is a wide landing with built-in storage cupboard also housing the combi boiler. The principal bedroom features extensive fitted wardrobes and an adjoining dressing room with wash hand basin, offering scope to create an en-suite if desired, subject to the usual consents. A further double bedroom with feature fireplace and a third double currently used as a home office provide flexible family living. The family bathroom, with contemporary white suite and tiling to dado level, completes the first floor. Benefits include gas central heating from a Worcester combi boiler and secondary glazing to the first floor windows.





## Extras

All fitted floor coverings, light fittings and the Rangemaster cooker are included in the sale. No warranty is given for the appliances included.

## Gardens, Garage and Parking

Externally, the property enjoys a private, enclosed courtyard garden ideal for al fresco dining and entertaining, with cobbled and paved areas, raised beds, and a sheltered log store. A gate provides access to a shared courtyard where the property's garage is located directly opposite. The garage, positioned at the end of a terrace of four, has an up-and-over door and a fixed ladder stair leading to a fully floored loft room with timber flooring and large double glazed Velux window – an excellent home gym or office space. There is a shared parking space for one car in the communal courtyard and ample on-street parking is also available.

## Viewing

By appointment through Neilsons on 0131 625 2222.



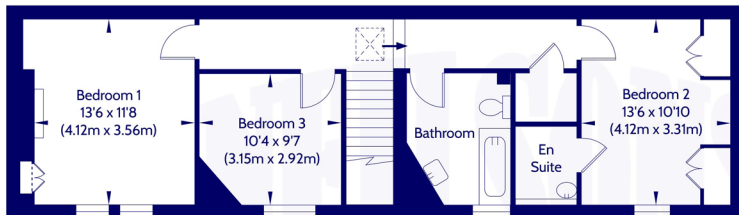


## Location

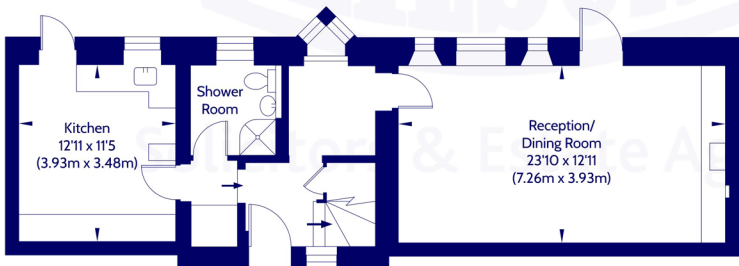
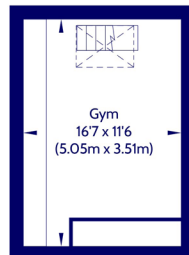
Murrayfield is one of Edinburgh's most desirable residential areas, known for its leafy streets, elegant period homes, and close proximity to the city centre. The area is popular with families thanks to its access to leading schools including St George's, Stewart's Melville and Mary Erskine Schools, while professionals value the short commute into town. Local amenities include Murrayfield Stadium, Corstorphine Hill Nature Reserve, Murrayfield and Ravelston Golf Clubs, and a good range of shops, cafés and restaurants in nearby Roseburn. The Water of Leith walkway also links the area with the Galleries of Modern Art, Dean Village and Stockbridge. Excellent transport connections are available by bus, tram, and road, with the city bypass, motorway network and Edinburgh International Airport all within easy reach.



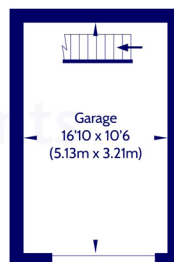
Approx. Gross Internal Floor Area Excl. Garage and Gym 129 Sq M / 1389 Sq Ft.



1st Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

