

2 ST MARGARET'S ROAD
EDINBURGH





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An ideal family home set in a beautiful garden, with parking and a garage.



DESCRIPTION

This handsome house is the perfect family home, located in the highly sought after Greenhill area in South Edinburgh. The house combines wonderful entertaining space with five double bedrooms, a huge garden, a garage, and off-street parking.

The central hallway gives an immediate impression of the atmosphere of the house. It has clearly been a much loved family home and there is a particularly welcoming feel to the house. Wonderful entertaining space is provided by the four reception rooms which consist of the drawing room, dining room, family sitting room and a large study. All have lovely proportions and period features as well as good natural light. The kitchen/breakfast room is to the rear of the house with a bay window looking directly on to the garden. Warmed by an Aga, the room is the heart of the house and leads on to the utility room and larder. Conveniently, there is a back door leading directly to the covered car port and garage. Completing the ground floor is a shower room off the main hall.

The master bedroom is an impressive size and benefits from a south facing bay window and en suite bathroom. There are four further double bedrooms and a shower room completing the first floor.

The house is double glazed in almost all the rooms which helps with the running costs. In addition, solar panels fitted to the garage roof contribute significantly to the electricity costs, especially in the summer months.

Outside there is beautiful private garden with a lawn surrounded by mature borders and trees. The garden is of a larger than average scale and is wonderful for families with children and pets. There are terraces at either end of the garden to catch the sun as well as a garden store at the far end. A driveway provides ample off-street parking and leads to the car port and garage.

Edinburgh City Council

Tax band H

EPC D







LOCATION

St. Margaret's Road is a quiet, leafy street situated in the Greenhill area; one of Edinburgh's most desirable residential areas. The street is part of a conservation area just to the south of the city centre and is well-placed for access to the capital's retail and commercial districts. There are excellent local shops, bistros, and bars in nearby Newington, Bruntsfield and Morningside, including Waitrose and Marks & Spencer's. The city centre is a short stroll across The Meadows, and the King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the green, open spaces of the Hermitage of Braid, Arthur's Seat and Blackford Hill.

Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded James Gillespie's Primary School and James Gillespie's High School. There is easy access to an efficient local transport network and nearby routes to the City Bypass and Edinburgh International Airport.



Approximate Gross Internal Floor Area

Main House = 296.82 sq m / 3,195 sq ft

Garage and Garden Store = 42.83 sq m / 461 sq ft

Carport = 25.18 sq m / 271 sq ft



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

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