

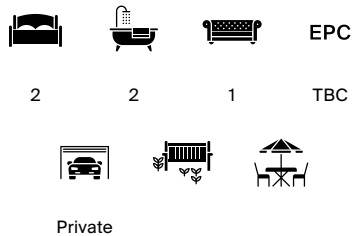


FLAT 2, SUCCOTH HEIGHTS

1 Succoth Avenue, Murrayfield, EH12 6BE

AN IMMACULATE GROUND FLOOR, TWO BEDROOM APARTMENT

In a prime Edinburgh location.



Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £795,000



DESCRIPTION

An immaculate and beautifully proportioned two-bedroom ground floor apartment with private parking, located in a peaceful and highly sought-after pocket of Murrayfield.

Forming part of an exclusive, contemporary development by AMA Homes, this exceptional property enjoys a prime position at the corner of Succoth Avenue and Murrayfield Avenue. Surrounded by mature trees and impeccably maintained communal gardens, the apartment offers a rare combination of tranquillity and convenience. Presented in excellent condition, it offers the perfect opportunity for buyers seeking a spacious and elegant home in one of Edinburgh's most desirable residential areas.

Accessed via a smart and generously sized communal entrance, maintained by the factor, the property opens into a welcoming hallway. The impressive sitting room provides ample space for both relaxation and entertaining, and enjoys direct access to a sunny, south-facing private balcony which flows seamlessly into the landscaped communal gardens—perfect for outdoor dining or morning coffee.

The contemporary kitchen features high-specification Gaggenau and Siemens appliances, sleek wooden cabinetry, and room for a dining table, creating a stylish yet practical space for everyday living. The principal bedroom is a generous double with built-in wardrobes and a luxurious en-suite bathroom complete with a jacuzzi bath and separate shower. The second double bedroom also benefits from integrated storage. A well-appointed shower room and a spacious utility room with laundry facilities complete the internal accommodation.

Additional features include a secure private storage cupboard within the underground garage and a designated private parking space.

This superb property will appeal to a range of buyers, from those seeking a comfortable main residence, to downsizers looking for ease and quality, or those in search of a secure Edinburgh pied-à-terre.





LOCATION

Succoth Avenue is nestled in the heart of Murrayfield, one of Edinburgh's most distinguished and desirable residential areas. Renowned for its grand villas, mature tree-lined streets, and peaceful ambience, Murrayfield blends the appeal of a tranquil, leafy suburb with the convenience of close proximity to the city centre.

Succoth Heights enjoys an especially quiet and private setting, tucked just off Corstorphine Road. Though shielded from passing traffic, it remains ideally placed for access to key transport links and everyday amenities. The nearby areas of Roseburn and Haymarket offer an excellent selection of independent shops, cafés, and restaurants, while the vibrant West End and charming Stockbridge are also easily accessible.

The area provides a wealth of leisure and outdoor opportunities, including Murrayfield Golf Club, the iconic Murrayfield Stadium, and the open green spaces of Roseburn Park. The Water of Leith Walkway, a picturesque route for walking and cycling, connects seamlessly to the wider city.

Travel connections are outstanding. Haymarket Station offers swift rail services throughout Scotland and beyond, and Edinburgh Airport is just 15 minutes away via the A8. The City Bypass and motorway network are also within easy reach, making this an ideal base for commuters.

Families are well served by a range of excellent schools in the vicinity, both independent and state, including St George's School for Girls, The Mary Erskine School, Stewart's Melville College, and Fettes College — all known for their academic distinction.

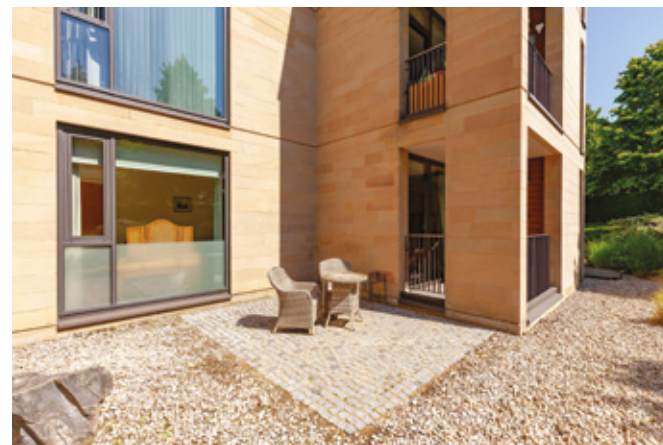
This is a rare opportunity to enjoy the best of both worlds: peace and privacy in a prestigious setting, with the vibrancy of the city just moments away — a truly exceptional location in one of Edinburgh's finest neighbourhoods.



Approximate Gross Internal Area
1546 Sq Ft - 143.62 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



I would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, 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 KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.