



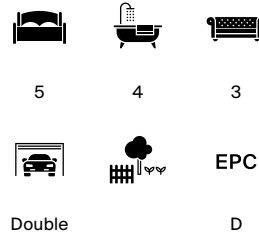
MURRAYFIELD ROAD

Edinburgh, EH12



AN EXCEPTIONAL UPPER CONVERSION OFFERING ELEGANT AND EXPANSIVE FAMILY ACCOMMODATION

Located in one of Edinburgh's most prestigious residential areas.



Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers over: £1,050,000



DESCRIPTION

Occupying the upper two floors of a distinguished stone-built detached villa, Murrayfield Road presents a rare opportunity to acquire a substantial home in one of Edinburgh's most sought-after residential areas.

Set well back from the street, this impressive property offers almost 3,000 sq ft of beautifully presented accommodation, thoughtfully arranged to suit modern family life. The layout is bright and flexible, providing up to five double bedrooms, four bathrooms, and a generous selection of formal and informal living spaces.

On the first floor, highlights include a grand sitting room with bay window and a spacious family room, both flooded with natural light from the east and west aspects. A contemporary kitchen/dining room, elegant dining room, and one well-proportioned double bedroom with ensuite shower room, a stylish family bathroom completes this level.





The top floor adds even more flexibility with four double bedrooms, with the principal bathroom benefiting from an ensuite shower room, a family bathroom and excellent storage. From this elevated position, the property enjoys far-reaching views, including the Pentland Hills to the front and Edinburgh Castle to the rear.

Externally, the home benefits from a private walled garden, off-street parking, and a large double garage, located to the rear of the property.

KEY FEATURES

- Prime Murrayfield address with excellent local and citywide amenities
- Set over the first and second floors of a distinguished detached home
- Up to five generous double bedrooms
- Four bathrooms, including two ensuites
- Two elegant reception rooms plus large kitchen/dining space



- Exceptional natural light and open views front and rear
- Private walled garden and large double garage
- Off-street parking
- Well placed for a wide range of state and independent schools
- Excellent access to the city centre, west Edinburgh, and airport

LOCATION

Murrayfield is one of Edinburgh's most prestigious and sought-after residential neighbourhoods, known for its elegant surroundings and excellent connectivity.

Located just two miles west of the city centre, Murrayfield offers convenient access both into town and out towards Edinburgh Airport, with superb road networks and frequent public transport options.

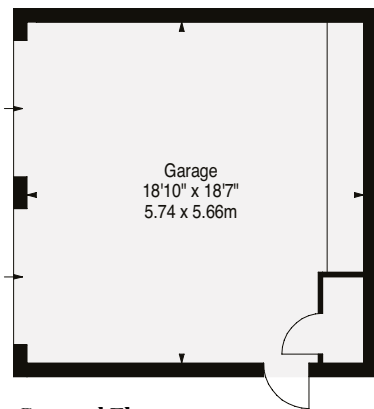
Highly regarded among families, the area is well served by some of the city's top independent schools, including St George's School for Girls, Erskine Stewart's Melville Schools, Fettes College, and The Edinburgh Academy, all within easy reach.

Murrayfield is also home to a wide range of leisure and sporting amenities, including the iconic Murrayfield Stadium and scenic walking and cycling paths along the Water of Leith.

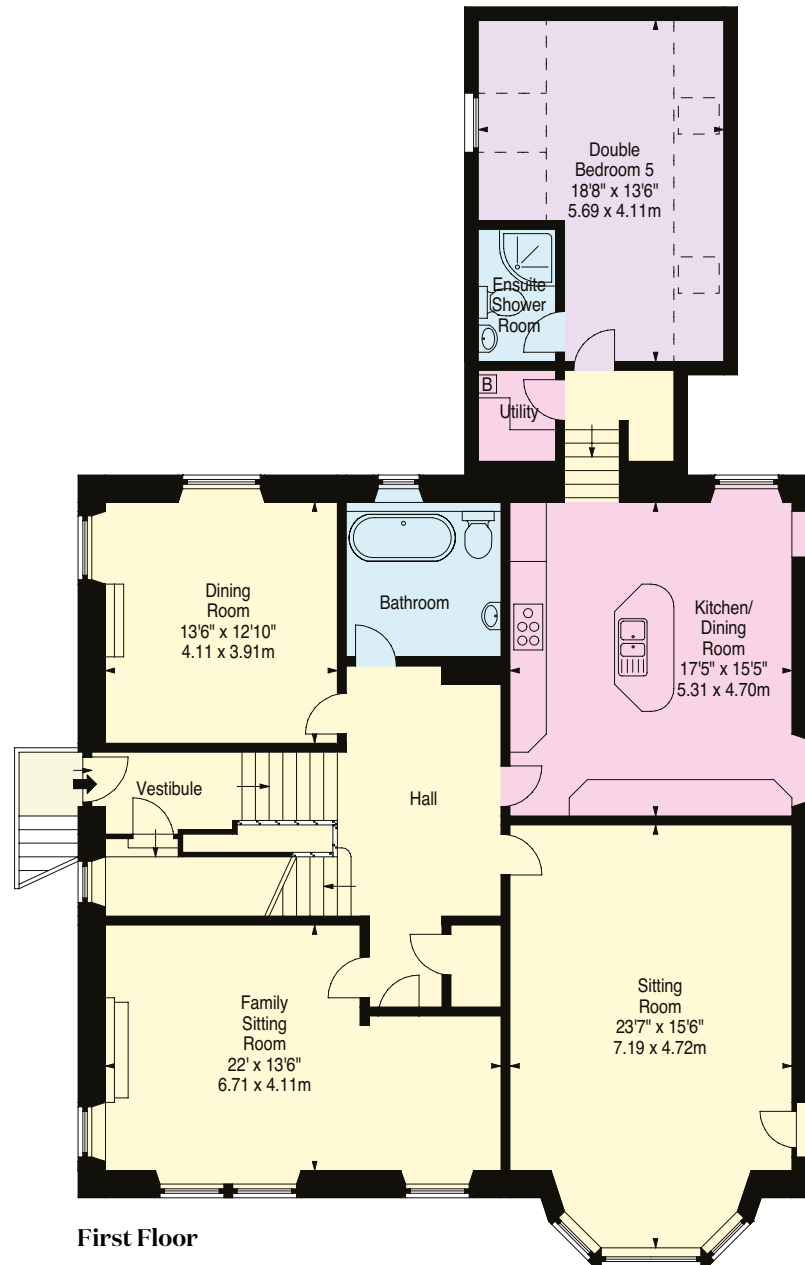
Local shopping is available in nearby Roseburn, while Craighleith Retail Park, with a variety of larger stores, is just a short drive away.



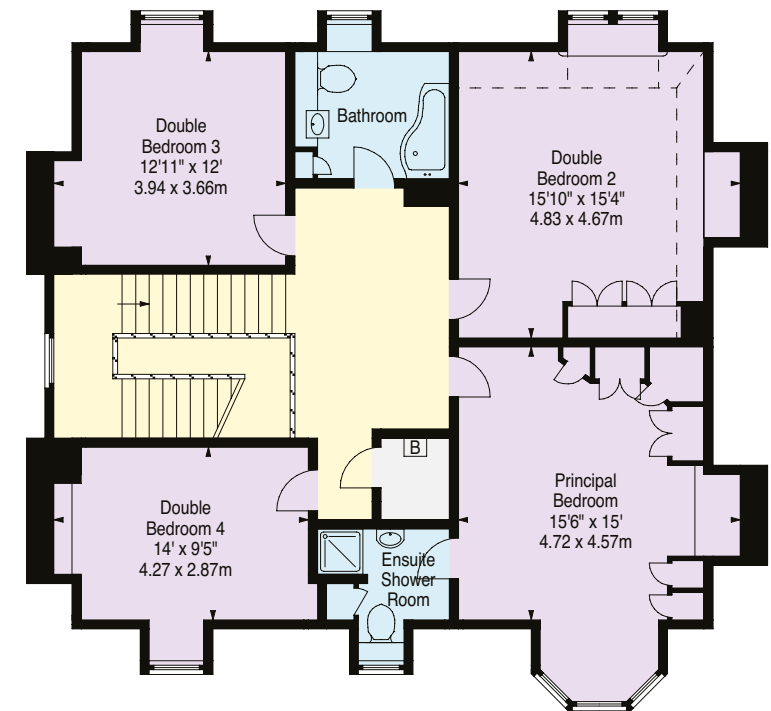
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
2966 Sq Ft - 275.54 Sq M
Garage: 347 Sq Ft - 32.24 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.

I would be delighted
to tell you more.

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