



## 8a Easter Belmont Road

MURRAYFIELD, EDINBURGH EH12 6EX



Exceptional home with  
development potential,  
adjoining Murrayfield  
Golf Course

- Reception hall
- Open plan living area with  
breakfasting kitchen, dining room  
and drawing room
- Master bedroom suite with  
bathroom and study/dressing  
room
- 2 further bedrooms
- Shower room
- Utility room
- Leisure suite with swimming pool,  
fitness room, dressing room and  
shower room
- Plant room
- Wine cellar
- 2 store rooms
- Integral double garage
- Mature grounds
- Paved parking area
- 2 paved terraces







## Location

Set in secluded woodland adjoining Murrayfield Golf Course, Easter Belmont Road is held by many to be one of Edinburgh's most desirable addresses. Accessed from Murrayfield Road, Easter Belmont Road is an exclusive, private road and home to some of the capital's finest family houses.

Murrayfield has long been established as one of the most sought after suburbs of Edinburgh. Situated just over a mile from the city centre, the area is convenient for access out of town to the airport. There are excellent road links and regular buses run frequently in both directions. The area is particularly popular with families, with schools including St George's, Mary Erskine's, Stewart's Melville, Fettes College and The Edinburgh Academy all within easy reach. Nearby leisure and sporting facilities include the Murrayfield Stadium, Murrayfield and Ravelston Golf Clubs, Murrayfield Ice Rink and picturesque walks along the Water of Leith. There is a good selection of local shops in Roseburn and the Craigmile Retail Park is a short drive away.







## Description

8a Easter Belmont Road is an exceptional home offering spacious and flexible accommodation over two floors, in a highly sought after, private setting. It has an enviable, almost rural outlook over Murrayfield Golf Course and far-reaching views over the north of the city towards the Forth.

A bright, crescent shaped hall with full height windows allowing plenty of natural light is accessed at lower ground level. At this level there is a fitness suite comprising a swimming pool with shower room, a fitness room with dressing room and a plant room. There is also a large store room, and a wine cellar. A door from the hall gives access to the double garage and an additional store room. There is a lift to the upper floor. Both the fitness room and the larger store room could potentially be developed into bedrooms, subject to the necessary planning consents.

Stairs lead up to a landing and a spacious hall on the ground floor, off which are two attractive double bedrooms with fitted cupboards, a shower room with multifunction shower with steam sauna and water massage, a linen cupboard and a cloakroom.









The hall curves round to the spacious master bedroom and en suite bathroom with Villeroy & Boch Jacuzzi bath and Hansgrohe shower and fittings. A study with interconnecting doors to the master bedroom and the living area could be used as a dressing room. The free flowing, semi-open plan living area overlooks the golf course. The drawing room, with a stone fireplace and marble surround, leads to the dining room, beyond which is the breakfasting kitchen with integrated appliances, a Gaggenau hob and oven and ample space for a table and chairs. Floor to ceiling windows run the length of the crescent-shaped living area, offering an abundance of natural light. Glazed doors open to a large, partially covered terrace with views across the golf course. A separate utility room, off the kitchen, gives access to a paved area on the southern side of the property.

#### Outside

A paved driveway from the private Easter Belmont Road leads up to a gated parking sweep with ample room for a number of cars and access to an integral double garage with electrically operated door.



A paved pathway leads from the entrance front to a mature garden to the south and west of the house, planted with shrubs and conifers. There is a patio area in the western corner of the grounds and the large terrace to the north of the house provides wonderful entertaining space with views over Murrayfield Golf Course.

### Development

Existing: There may be potential to develop the store and the fitness room, located on the lower ground floor, into two additional double bedrooms (subject to consent).

Replacement: There is planning consent for the demolition of the existing dwelling and for a replacement house.

### Fixtures and Fittings

All fitted carpets, curtains, light fittings and kitchen white goods are included in the sale.

### Listing

The property is not listed but lies within the West Murrayfield Conservation Area.

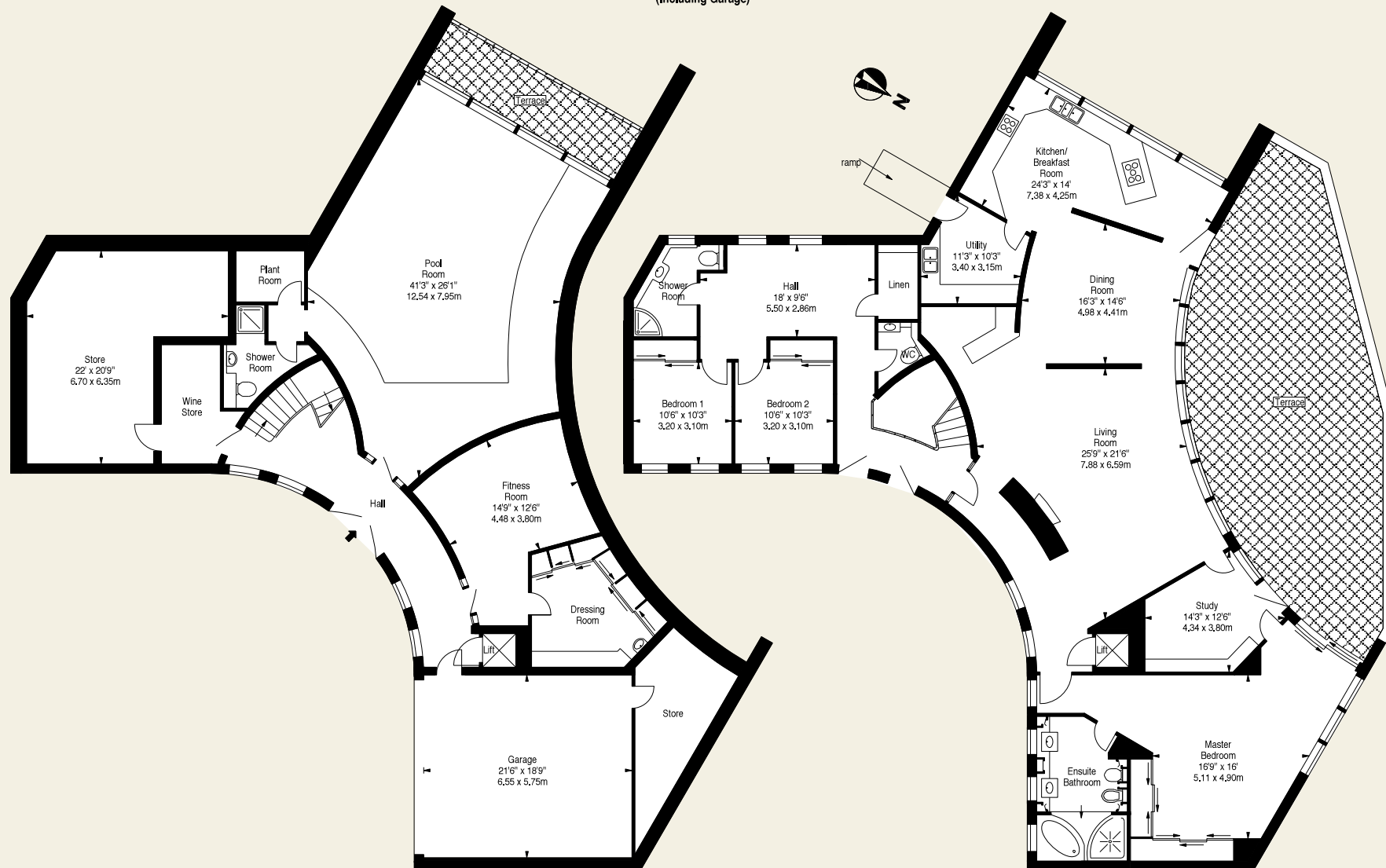
### Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.





Easter Belmont Road,  
Approx. Gross Internal Area  
5326 Sq Ft - 494.79 Sq M  
(Including Garage)



Lower Ground Floor

Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



## Viewing

Strictly by appointment with Savills - 0131 247 3710 and D.J. Alexander 0131 652 7313.

## Possession

To be by mutual agreement.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

## Purchase Price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## Important Notice

Savills, D.J Alexander and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and D.J Alexander have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Savills Edinburgh  
Wemyss House  
8 Wemyss Place  
Edinburgh  
EH3 6DH  
T +44 (0)131 247 3700  
Email: [edinresi@savills.com](mailto:edinresi@savills.com)



D. J. Alexander  
52-54 Dundas Street  
Edinburgh  
EH3 6QZ  
T +44 (0)131 652 7313  
Email: [propertysales@djalexander.co.uk](mailto:propertysales@djalexander.co.uk)

**D.J.ALEXANDER**





