

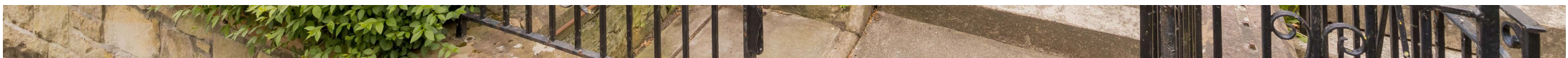


# 4 Campbell Avenue

MURRAYFIELD | EDINBURGH | EH12 6DS



MURRAY  
BEITH  
MURRAY



# 4 Campbell Avenue

MURRAYFIELD | EDINBURGH | EH12 6DS

4 Campbell Avenue is a well-presented, 4-bed upper villa in a prime residential location, with excellent local amenities and easy access to the city centre & surrounding areas. The property is decorated in a neutral colour scheme, retains many original details and has a southerly aspect overlooking the Campbell Avenue woodland. The property further benefits from a private garden and garage with driveway parking.

Entrance vestibule; welcoming hall with storage cupboards; south facing sitting room with bay window; kitchen with a range of wall mounted and floor standing units, and back door to the garden and garage; dining room; double bedroom 1, a spacious principal bedroom; double bedroom 2 with fitted corner cabinet; double bedroom 3 with wardrobes; double bedroom 4 with built in storage; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower; shower room with a white three-piece suite.

Gas central heating.

Lovely, well-maintained garden with lawn and mature borders.

Garage with electric up-and-over door, mains water and private driveway parking for 3 cars. Further unrestricted parking is available in the surrounding streets.

All fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order are strictly "sold as seen". Appliances include fridge freezer, dishwasher, washing machine, integrated double oven and gas hob and all are included in the sale.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

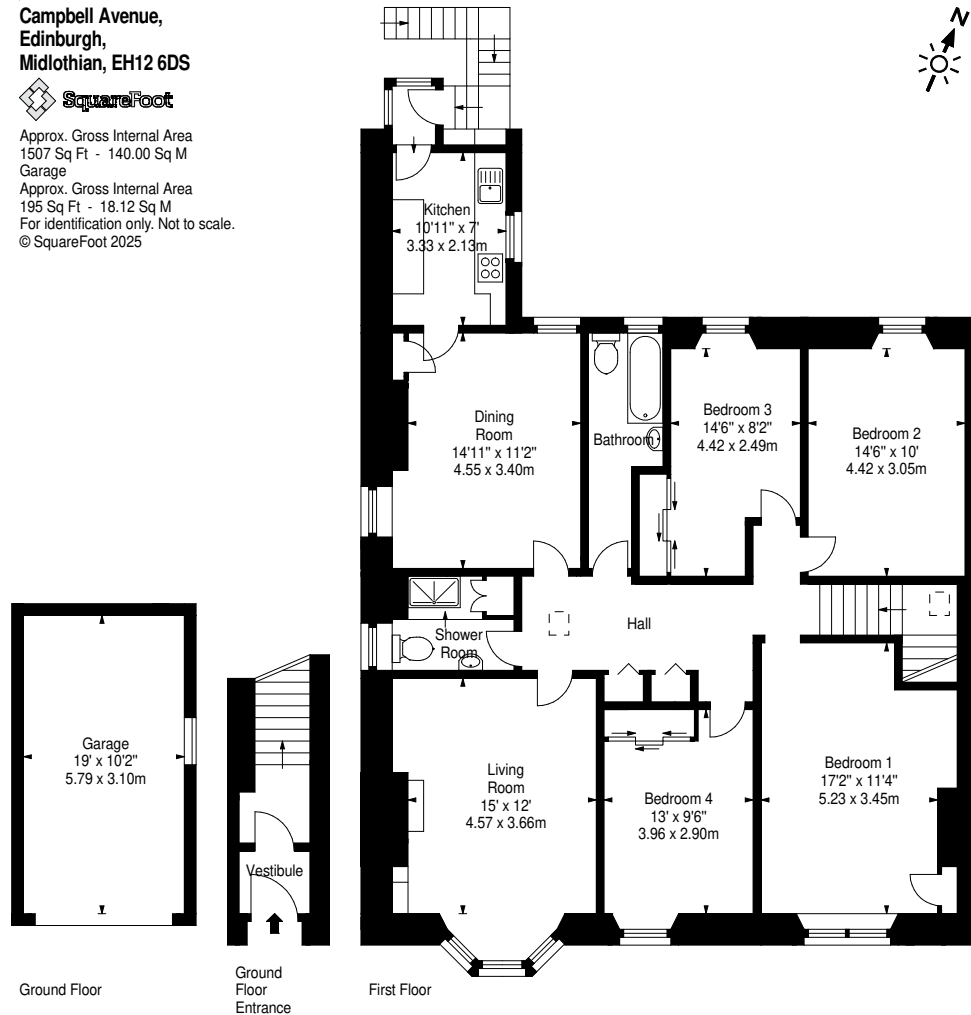




**Campbell Avenue,  
Edinburgh,  
Midlothian, EH12 6DS**



Approx. Gross Internal Area  
1507 Sq Ft - 140.00 Sq M  
Garage  
Approx. Gross Internal Area  
195 Sq Ft - 18.12 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



## Location

Campbell Avenue is in the highly desirable residential district of Murrayfield, and with easy access to the city centre by road and public transport. The Water of Leith walkway, Murrayfield Stadium and ice rink, Roseburn Park, and Corstorphine Hill Nature Reserve all offer great local leisure facilities. There are numerous golf courses in the immediate vicinity, including Murrayfield and Ravelston Golf Clubs. A wealth of local schools in both the private and public sector caters for both primary and secondary education. There is a good range of shops, delis and high-end restaurants available in Roseburn and Edinburgh's West End. There are also further extensive shopping facilities at The Gyle Shopping Centre and Craigleith Retail Park.

Edinburgh Airport, the Queensferry Crossing and the main motorway networks of central Scotland are within easy reach via Corstorphine Road heading west.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.