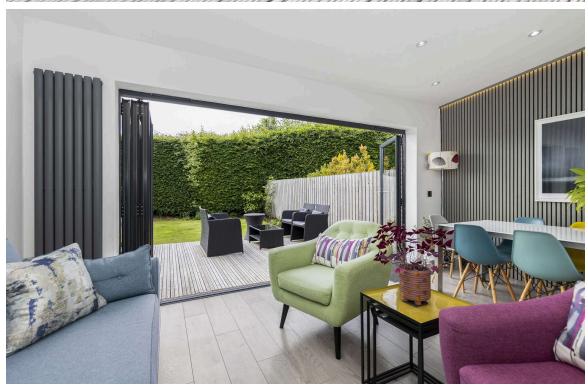




3 Beechmount Crescent
MURRAYFIELD | EDINBURGH | EH12 5TU


warners
solicitors & estate agents



3 Beechmount Crescent

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Beautifully presented and cleverly extended semi-detached villa pleasantly situated within an established residential area conveniently placed for commuting by way of the M8/M9, city bypass, and Edinburgh Airport as well as fantastic public transport to and from the city centre. This stunning property will make a lovely family home and consists of: a welcoming entrance hallway with good storage; a utility room; a light and airy living/dining/kitchen fitted with contemporary floor and wall units, central island with electric hob, a full range of appliances, and direct access to the garden; a further dual aspect spacious living room; a downstairs shower room with electric shower and vanity sink unit; four good sized bedrooms, with the principal bedroom benefitting from fitted wardrobes; and a family bathroom with mains shower over bath and vanity sink unit. The property further benefits from many high quality finishes, gas central heating, underfloor heating in the bathroom and shower room, double glazing, and externally an enclosed south-easterly facing rear garden, a front garden laid to lawn, a driveway, and a garage.

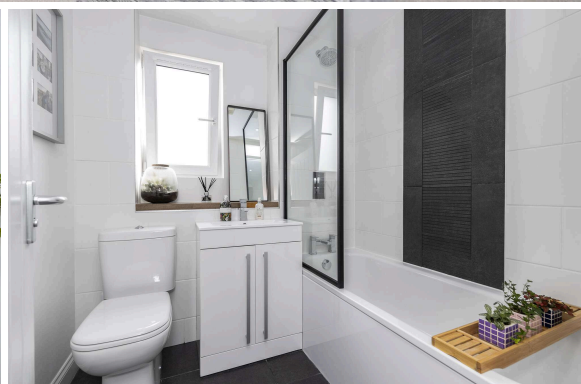
- Beautifully presented and cleverly extended
- Living/dining/kitchen with direct access to the garden
- Further dual aspect living room
- Utility room
- Four double bedrooms
- Downstairs shower room with underfloor heating
- Family bathroom with shower over bath and underfloor heating
- Gas central heating and double glazing
- Front and rear gardens
- Driveway and garage

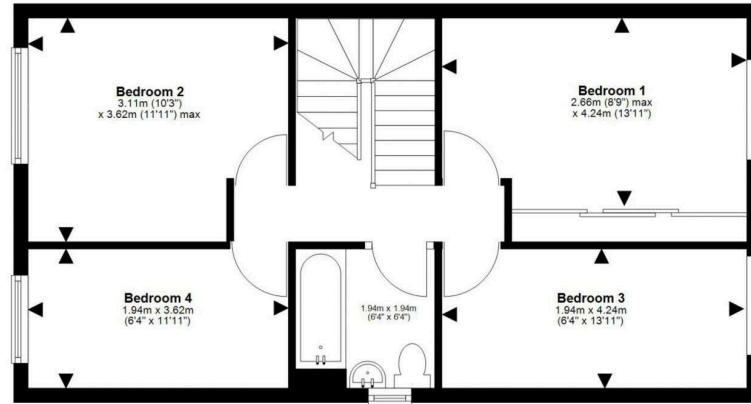
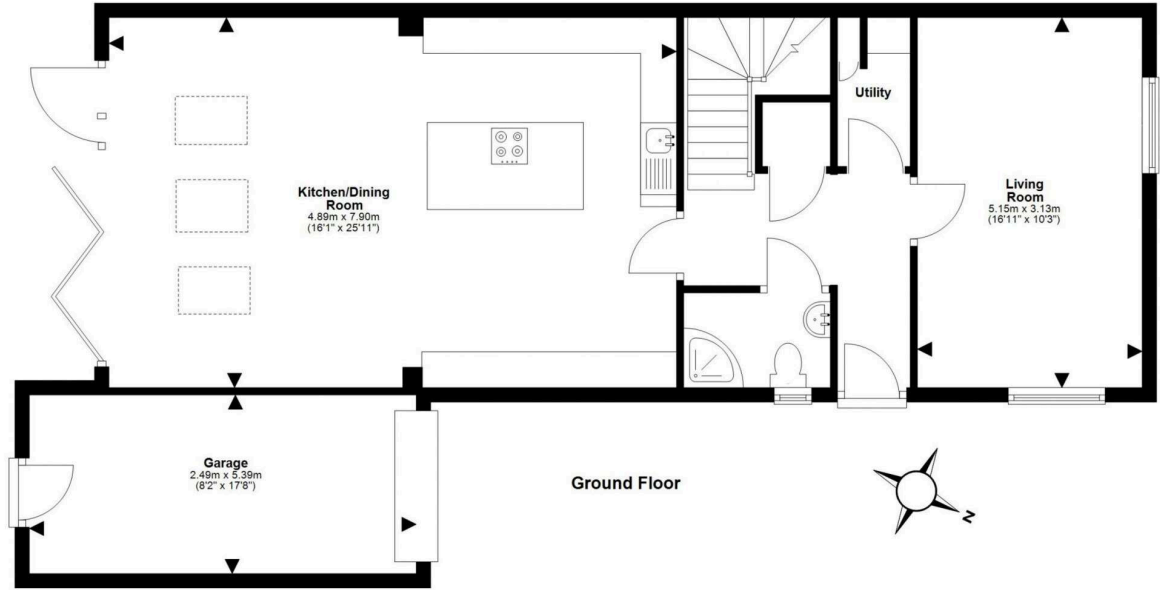
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are in the prestigious Murrayfield area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Alternatives are available in Corstorphine village or the Gyle Shopping Centre, with Hermiston Gait just a little further afield. Heading in an easterly direction, the city centre can be accessed by car in as little as ten to fifteen minutes, depending upon traffic. Leisure-wise the choice is excellent and includes established clubs and organisations that cater for both adults and children, a private health and sports club, Edinburgh Zoo, and Murrayfield Ice Rink and Rugby Stadium. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. Haymarket train station, the city bypass, and the main motorway networks are also within easy reach.

Energy rating C, Council tax band E. There is no factor associated with this property. Extras included in this sale are all blinds, fridge/freezer, fridge with freezer compartment (under island), oven, microwave/oven/grill, dishwasher, washing machine, tumble drier, boiling water tap, electric hob, extractor hood





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.