

COULTERS<sup>©</sup>

# 5 ROSEBURN CLIFF

MURRAYFIELD, EDINBURGH, EH12 6AL

4 BED 2 BATH 2 PUBLIC





## TAKE A LOOK INSIDE

Tucked away on a peaceful street in the prestigious Murrayfield area, just west of Edinburgh's city centre, 5 Roseburn Cliff is a truly exceptional four-bedroom C-listed Victorian terraced house. Beautifully renovated to an impeccable standard, this elegant home combines timeless period features with contemporary design across three thoughtfully designed floors.

From the moment you step inside, the attention to detail is clear.

## KEY FEATURES



Exquisite terraced house, finished to an impeccably high standard.



Four handsome bedrooms (one with a luxurious en-suite showerroom).



Private landscaped front and rear gardens with patio.



Garage and unrestricted on street parking.



Located in the sought after area of Murrayfield.



Within a short walk of independent retailers and cafe's.



EPC Rating - C



Council Tax Band - G





The entrance hall, featuring terrazzo-style tiling, sets the tone for the refined interiors that follow. To the front, the formal bay-windowed sitting room offers a tranquil retreat, blending original features like the fireplace and press cupboards with sophisticated modern décor.

At the rear, a cosy yet light-filled snug provides a perfect family space or TV room. Steps lead down to the show-stopping kitchen/dining area, where bespoke cabinetry houses premium Neff appliances, including a built-in coffee machine, wine fridge, two ovens, an induction hob, microwave, and Quooker tap. Bifold doors open to the rear patio, seamlessly connecting the indoors with the outdoor entertaining space. A stylish ground-floor WC with herringbone tiling completes this level.







## CONTINUED...

On the first floor, the principal bedroom is a true sanctuary, featuring a luxurious en-suite with walk-in rainfall shower, and a well-appointed dressing room with excellent storage. A second spacious double bedroom overlooks the rear garden, while a charming third bedroom and a stunning family bathroom-complete with Duravit fittings and Mandarin Stone tiles-enhance the appeal of this floor.

The top level hosts a bright and airy fourth double bedroom, bathed in natural light from a large dormer window and offering ample eaves storage-ideal as a guest room, home office, or private retreat.

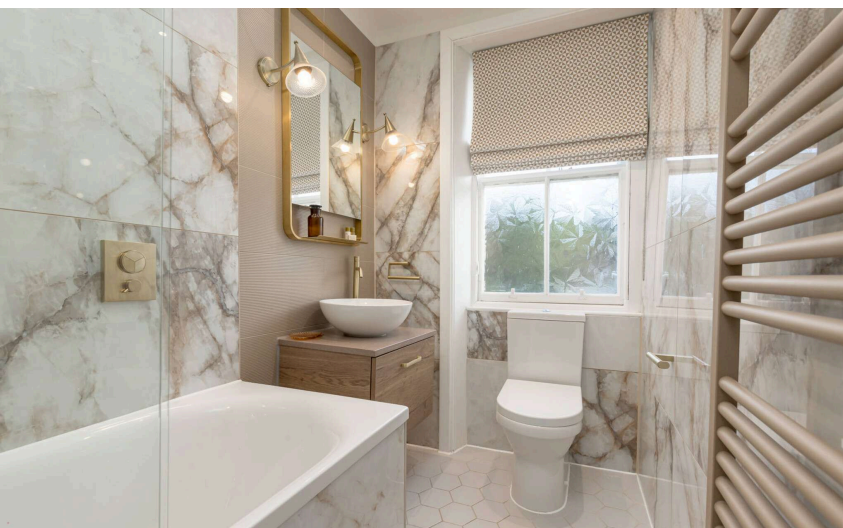
Externally, the property continues to impress. The front garden is beautifully landscaped with raised beds and slate chippings, while the rear garden offers a smart decked seating area and tiered layout.

Beyond, a further garden space-rented from the council-has been enjoyed by the current owners, and there's also access to a nearby communal allotment.

At the end of the street is a single garage, and unrestricted on-street parking is readily available.















## THE LOCAL AREA

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the Pentland Hills, it's hard to believe this leafy location is less than two miles from the bustling city centre.

A range of shops, delis, takeaways and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques is also close by.

There is an abundance of leisure and recreational amenities on the doorstep including Edinburgh Zoo, the National Galleries, Murrayfield Stadium and Murrayfield Lawn Tennis Club, and there are golf courses at both Ravelston and Murrayfield. Peaceful walks are available along the Water of Leith and at nearby Corstorphine Hill.

Some of Edinburgh's finest private schools are in, or close to, Murrayfield including St George's School for Girls and Erskine Stewart Melville School.

Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

## EXTRAS

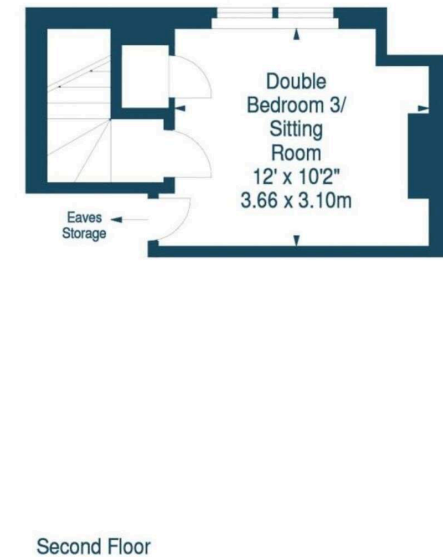
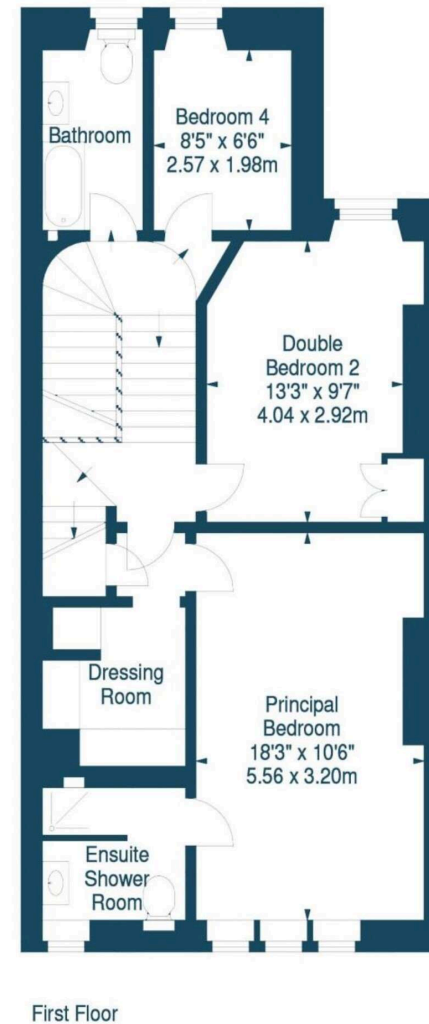
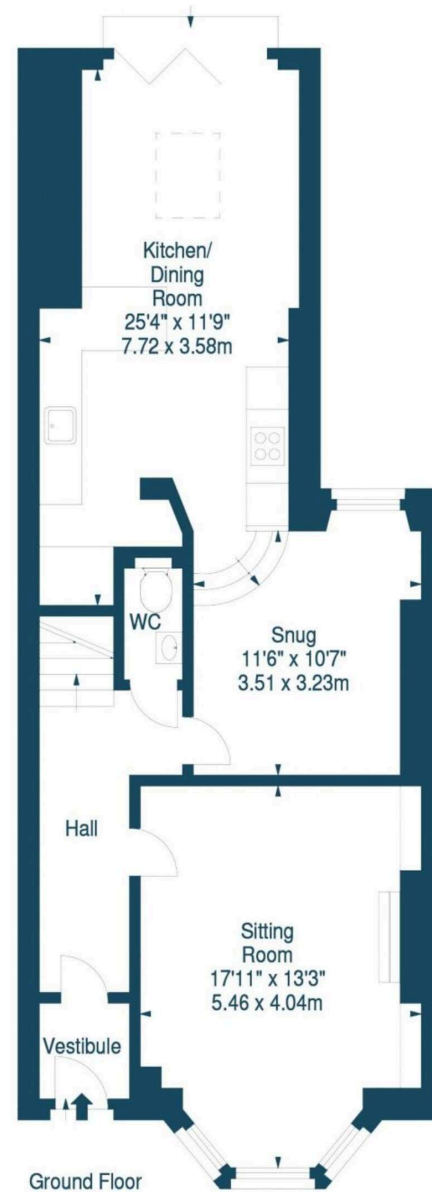
All fitted flooring, light fittings, blinds and integrated kitchen appliances are included in the sale price.

**HOME REPORT VALUATION: £750,000**





Approx. Gross Internal Area  
1601 Sq Ft - 148.73 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors 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.

All systems and appliances in the property are sold as seen and no warranties will be given.