



WEST CASTLE ROAD

Edinburgh, EH10



A BEAUTIFUL DETACHED HOME OFFERING FLEXIBLE LIVING WITH DRIVEWAY, GARAGE AND MATURE GARDENS.

Principal House

			EPC
4	2	2	D
			

Flat

			EPC
2	1	1	D

Local Authority: The City of Edinburgh Council

Council Tax band: Principal House: Band G, Flat: Band F

Tenure: Freehold

Offers Over: £1,900,000



DESCRIPTION

This attractive detached house occupies a private position on West Castle Road and benefits from a driveway, garage and front garden, along with a generous and well-established south-east garden to the rear. The property is currently arranged to provide a substantial main house alongside a separate two bedroom flat, offering an appealing degree of flexibility for a wide range of purchasers.

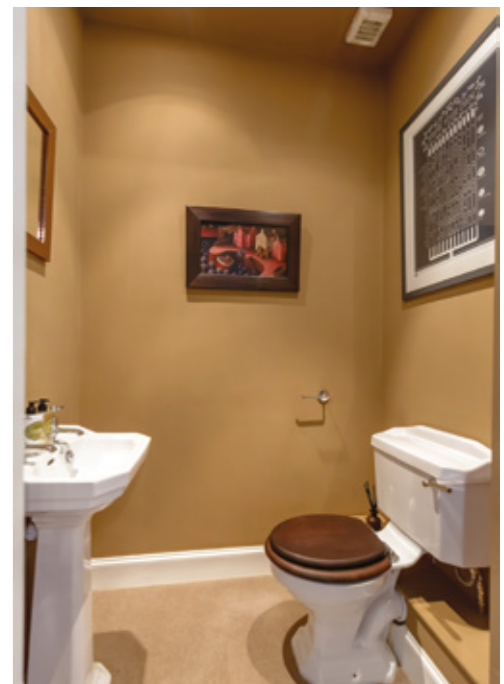
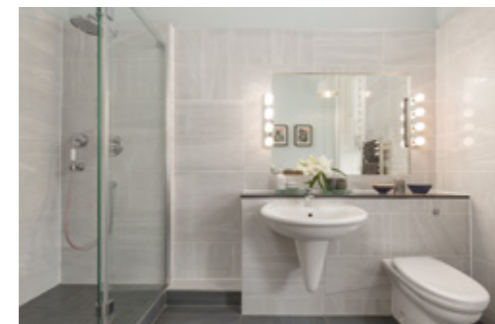
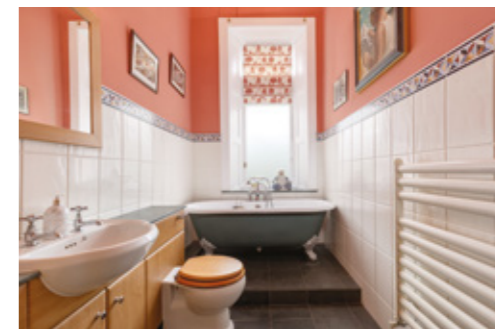
PRINCIPAL HOUSE

The principal house is well laid out, with accommodation flowing off the impressive welcoming hall. Reception rooms are well proportioned and filled with natural light, providing comfortable areas for both family living and entertaining. The kitchen and dining spaces sit at the heart of the home and link naturally to a conservatory that opens onto the rear garden, creating a practical connection to the outdoor space.



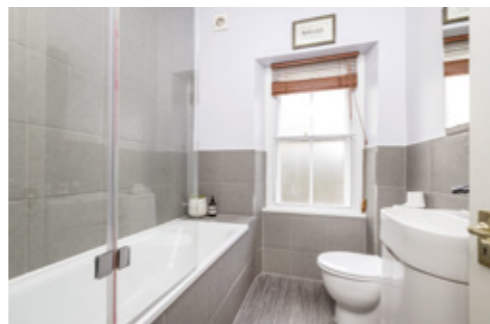
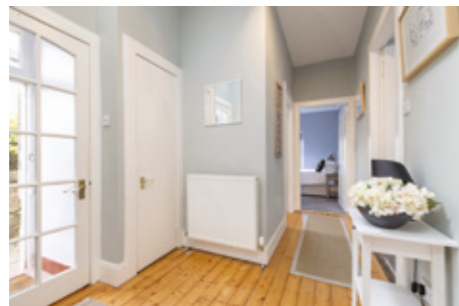


Bedroom accommodation is arranged across the upper floor, offering good separation between principal and secondary bedrooms, supported by bath and shower rooms, dressing areas and ample storage. The layout is functional and adaptable, lending itself well to modernisation or reconfiguration if desired.



THE FLAT

The two bedroom flat is independently set out and includes its own living accommodation, kitchen and bathroom facilities. Working well as rental accommodation or for extended family use. Rental figures are available on request, and the current arrangement will appeal to buyers seeking a property with an income element or flexibility built in from the outset.



GARDEN & GROUNDS

The rear garden is a particular feature of the house. Mature and well screened, it enjoys a sunny south-facing aspect and a high degree of privacy, making it ideal for everyday use as well as entertaining.

DEVELOPMENT POTENTIAL

Above the main accommodation, there is a substantial attic space which is currently used for storage but offers clear potential for conversion, subject to the usual consents. This provides an excellent opportunity to extend the living space and further enhance the property over time.

There is also scope, subject to the appropriate approvals, to return the house to a single family dwelling, creating a large and well-balanced home in a highly sought-after location.

LOCATION

West Castle Road is a regarded and sought-after residential address in south Edinburgh, prized for its quiet setting, established streetscape and proximity to both green space and city amenities. The surrounding area offers an enviable balance of peace and convenience, making it particularly attractive to families and professionals alike.

A wide selection of local shops, cafés and restaurants can be found nearby, with further amenities available in neighbouring Morningside and Bruntsfield. The area benefits from several well-known supermarkets including Waitrose, Co-operative Food.

There is an excellent choice of cafés and restaurants within easy reach, including local spots such as Piggs, Montpeliers, So What for coffee and The Pantry.





The location is well placed for access to outdoor spaces including parks, golf courses with Bruntsfield Links and Braids Hill Golf course and walking routes.

The area is particularly well served by excellent schooling options. Local state provision is highly regarded, with primary and secondary schools in the surrounding catchment enjoying strong reputations – Bruntsfield Primary and Boroughmuir High School. In addition, some of Edinburgh’s most respected independent schools are within easy reach, including George Watson’s College, Merchiston Castle School, George Heriot’s School and Edinburgh Academy, offering a wide range of educational opportunities.

Overall, this is a distinguished and highly adaptable property in one of the city’s most sought-after locations, offering both immediate appeal and outstanding long-term potential.

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



Approximate Gross Internal Area
3882 Sq Ft - 360.64 Sq M
Garage: 182 Sq Ft - 16.91 Sq M
Attic: 1337 Sq Ft - 124.21 Sq M
Cellar: 74 Sq Ft - 6.87 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.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/ funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

