








SUCCOTH PLACE

Edinburgh, EH12



A BEAUTIFULLY UPGRADED FAMILY HOME WITH SOUTH-FACING GARDENS IN THE HEART OF MURRAYFIELD

		
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Local Authority: The City of Edinburgh Council
Council Tax band: H
Tenure: Freehold

Offers Over: £1,775,000



DESCRIPTION

Occupying a prime position on the highly regarded Succoth Place in Murrayfield, this substantial semi-detached Victorian townhouse is a fine example of Edinburgh's renowned architectural heritage, comprehensively upgraded by the current owners to offer elegant and highly functional modern family living.

Arranged over three principal levels and extending to over 4,000 sq ft, the property retains an abundance of original features, including ornate cornicing, fireplaces, bay windows, working shutters and high ceilings, all of which are complemented by thoughtfully considered contemporary finishes.



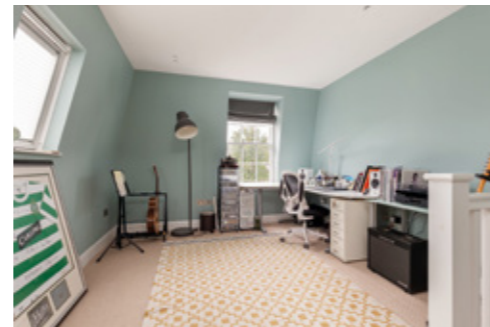


The ground floor provides excellent reception and family space, centred around a superb open-plan kitchen, dining and family room to the rear, which enjoys direct access to the south-facing garden and forms the heart of the home. A formal sitting room and additional flexible reception spaces offer further options for entertaining, home working or family use. A convenient WC is also located on this level, together with additional storage and utility facilities. A generous playroom, accessed from the rear, sits between the ground and first floors and offers further versatile accommodation.

The first floor provides particularly impressive bedroom accommodation. The principal bedroom is a generous and well-appointed space, benefitting from a dedicated dressing room and en suite bathroom. Two further double bedrooms are also located on this level, together with a high-quality family bathroom, creating an ideal arrangement for family living.

The second floor comprises two additional well-proportioned double bedrooms, both enjoying excellent natural light and en suite shower rooms, making this level ideal for guest accommodation, older children or additional home-working space.





Externally, the property is exceptionally well served. To the front lies a charming landscaped garden, alongside valuable off-street parking, while to the rear is a much larger south-facing walled garden, offering privacy and an excellent setting for outdoor entertaining and family use.

Succoth Place is one of Murrayfield's most desirable residential addresses, ideally positioned for access to the city centre, a number of highly regarded schools, Murrayfield Stadium, Haymarket Station and excellent road and public transport links. This is a rare opportunity to acquire a substantial, fully upgraded Victorian family home in one of Edinburgh's most sought-after neighbourhoods.

LOCATION

Murrayfield is one of Edinburgh's most desirable and established residential districts, renowned for its handsome period architecture, generous green spaces and excellent connectivity. Located to the west of the city centre, the area offers a calm, residential setting while remaining exceptionally well placed for access to central Edinburgh.

The neighbourhood is well served by a wide range of local amenities, including shops, cafés and restaurants in nearby Roseburn, Corstorphine and Haymarket, along with excellent leisure facilities and open green spaces such as Roseburn Park and the Water of Leith Walkway. Murrayfield Stadium and the Edinburgh Sports Club are also close at hand.

The area is particularly sought after by families due to its proximity to a number of highly regarded state and independent schools, as well as its ease of access to Edinburgh's major employment centres. Haymarket Station provides mainline rail services across Scotland and beyond, while excellent bus and tram links offer convenient connections throughout the city and to Edinburgh Airport.

Murrayfield combines elegant residential living with exceptional accessibility, making it a consistently popular choice for those seeking space, convenience and long-term appeal within the capital.



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



Approximate Gross Internal Area
4071 Sq Ft - 378.20 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.

I would be delighted
to tell you more.

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