



COULTERS[©]

20 SAUGHTONHALL TERRACE

MURRAYFIELD, EDINBURGH, EH12 5RB

 4 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated on a quiet residential street in the highly desirable area of Murrayfield, 20 Saughtonhall Terrace is a wonderful mid-terrace house offering flexible and immaculate space.

A modern rear extension provides a bright and spacious open plan kitchen/dining/living room flooded with natural light from roof lights and large doors leading to the rear garden. Heating and hot water are provided by a gas central heating system powered by a modern boiler.

New double glazing has been fitted throughout and the owners have also had cavity wall and loft insulation installed.

KEY FEATURES



Immaculately presented terraced house with modern extension.



4 double bedrooms, bathroom & shower room.



Large open plan kitchen/dining/living room.



Beautifully presented, sunny rear garden.



Off-street driveway parking to the front.



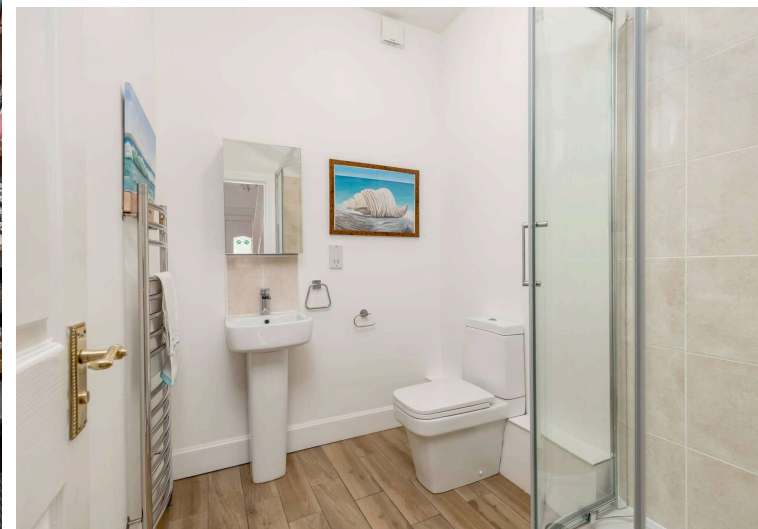
Highly desirable location close to Roseburn Park.



EPC Rating - C



Council Tax Band - E



The rear garden, which is west facing and therefore particularly sunny most of the day, offers a central lawn area surrounded by mature beds. There is a patio directly adjacent to the house and a shed at the rear. A gate leads down a pathway to the front of the house allowing for the removal of garden waste. A monoblock driveway is situated to the front of the house.

Internally, the accommodation comprises on the ground floor - entrance hall with under stair storage; large open plan kitchen/dining/living room with utility area; sitting room/double bedroom 4; and modern shower room.

On the first floor - three double bedrooms, all with built in storage, and a family bathroom. A Ramsay-style ladder gives access to a floored attic from the upstairs landing.





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 tree lined streets, it's hard to believe this leafy location is less than two miles from the bustling city centre.

A range of shops, delis, restaurants and pubs can be found in nearby Roseburn, whilst Edinburgh's West End with its fashionable bars and boutiques is also within easy reach. Set beside the picturesque Roseburn Park and Saughton Park, Murrayfield Stadium is home to the nation's rugby team, whilst the area also benefits from a tennis club and prestigious golf courses.

The property is in the catchment for nearby Roseburn Primary School and Craigmount High School. Some of Edinburgh's finest private schools are within close reach including St George's School for Girls, Mary Erskines and Stewart's Melville.

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 floor coverings, blinds and light fittings are included in the sale price as are the fridge/freezer, hob, oven, microwave and extractor in the kitchen.

HOME REPORT VALUATION: £515,000

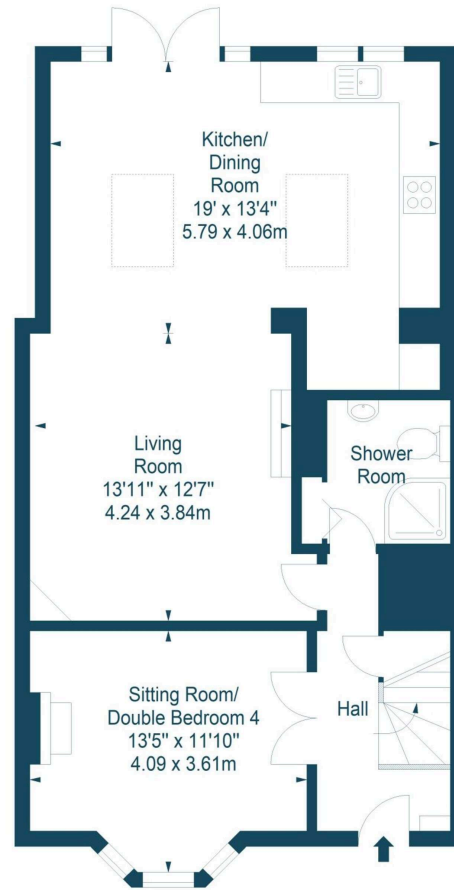




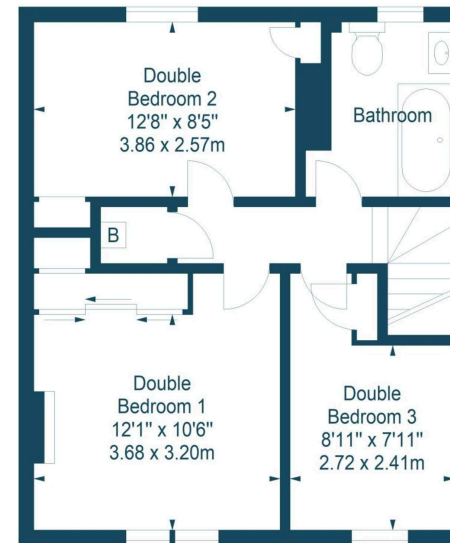
Saughtonhall Terrace,
Edinburgh,
Midlothian, EH12 5RB



Approx. Gross Internal Area
1264 Sq Ft - 117.43 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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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.