










Offers Over

£570,000

62 Coltbridge Avenue

Murrayfield | Edinburgh | EH12 6AH

A rarely available end terrace cottage in the prestigious Murrayfield area, offering deceptively spacious and flexible accommodation that beautifully combines period charm with modern comfort. Further benefits include a versatile attic study, private garden, driveway and useful cellar storage. Enjoying a peaceful setting beside the Water of Leith, the property is also conveniently close to excellent local amenities, transport links and the city centre.

-  2 bedrooms plus study
-  2 public rooms
-  2 bathrooms
-  Private garden
-  Driveway
-  EPC rating – C
-  Council tax band – F



Description

You are welcomed into an entrance vestibule and hallway, where a bright and airy lounge lies to the left. To the rear of the property is a dining room with useful downstairs storage, leading through to a stylish kitchen fitted with a range of wall and base units with wooden worktops and direct access to the outdoor space. This level also hosts two well proportioned double bedrooms, together with a contemporary shower room featuring a crisp white suite, heated towel rail and rainfall shower. Upstairs, there is a versatile study which would also make an ideal guest bedroom, along with a beautifully appointed bathroom complete with a roll top style bath and white suite. The property further benefits from gas central heating and double glazing throughout.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, washing machine, and dishwasher. Other furniture is available by separate negotiation,

Gardens, cellars & Parking

External stairs from the kitchen lead down to a small rear garden, providing access to the extensive cellar with power and light, as well as an additional external store cupboard. To the side of the property is a fully enclosed and thoughtfully landscaped garden, offering a peaceful setting with a leafy backdrop, ideal for outdoor dining and relaxing during the warmer months. The property also enjoys the convenience of a driveway, with permit parking available outside and on the surrounding streets.

Viewing

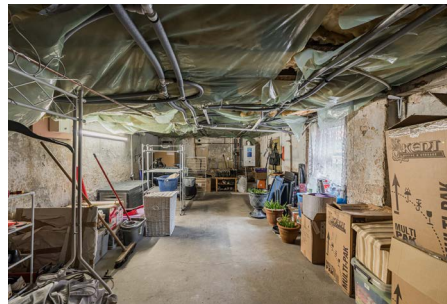
By appointment through Neilsons (0131 625 2222).





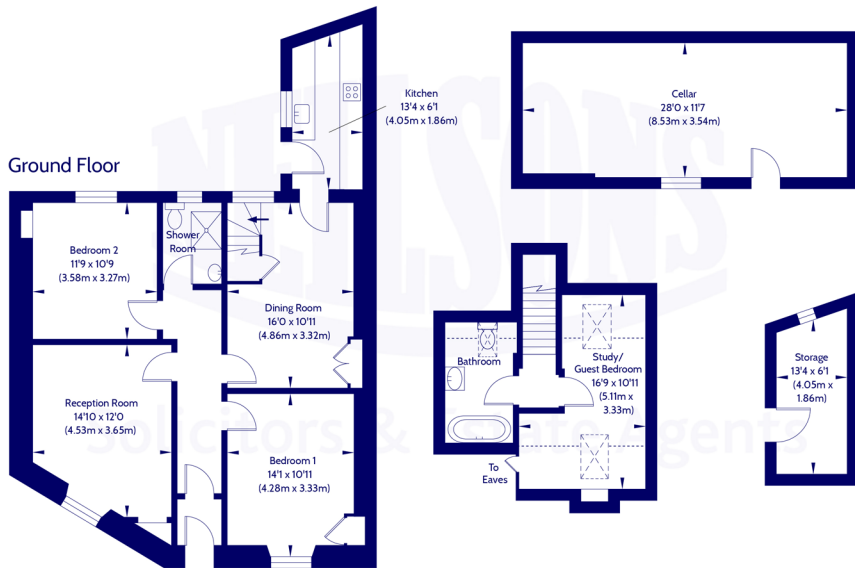
Location

Nestled just west of Edinburgh's city centre, Murrayfield is one of the capital's most sought after residential areas. Renowned for its leafy streets, elegant homes, and tranquil atmosphere, this prestigious suburb seamlessly blends city convenience with a peaceful village like charm. There are a range of local shops including a Tesco Express and nearby recreational facilities include the famous Murrayfield Stadium, picturesque Corstorphine Hill Nature Reserve, Murrayfield and Ravelston Golf Clubs, with the Water of Leith walkway offering swift access to the Galleries of Modern Art, Dean Village and Stockbridge beyond. Excellent transport links provide swift access by bus or tram to the city centre and out to Edinburgh International Airport, whilst by car, the city bypass and central motorway network are within easy reach. With its prime location, serene environment, and excellent connectivity, Murrayfield is an idyllic choice for those seeking a high quality lifestyle in the heart of Edinburgh.





Approx. Gross Internal Floor Area 100 Sq M / 1076 Sq Ft.



Area excludes Cellar, External Storage & Eaves

All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

