



1 Beechmount Crescent
MURRAYFIELD | EDINBURGH | EH12 5TU


warners
solicitors & estate agents



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Warners are delighted to present this spacious four-bedroom detached villa, offering generous and flexible accommodation over two levels, ideal for family living. Located within the highly sought-after Murrayfield area, the property enjoys a prime position close to excellent local amenities, well-regarded schooling and superb transport links, including easy access to the City Bypass, M8/M9, Edinburgh Airport, and nearby tram and bus services. Whilst now requiring some cosmetic upgrading, the home offers fantastic potential to create a superb long-term family property.

The accommodation comprises an entrance vestibule leading to a welcoming hallway with a convenient ground floor WC. The bright and spacious living room benefits from patio doors opening onto the rear garden, creating a light-filled and inviting space. To the rear, the large dining kitchen features twin windows and ample room for a family dining table, making it the natural hub of the home. Upstairs, there are four well-proportioned bedrooms, including two doubles and two singles, offering excellent flexibility for family life or home working. A family bathroom with a three-piece suite completes the internal layout. Externally, the property enjoys private gardens to the front and rear, with the fully enclosed, south facing, rear garden laid to lawn with patio areas, ideal for outdoor entertaining. A long driveway provides parking for multiple vehicles and leads to a single garage.

Offering generous space, a fantastic location and excellent potential, this is a superb opportunity for buyers looking to create a family home in a highly desirable area. Early viewing is recommended.

- Attractive four-bedroom detached villa.
- Generous and flexible accommodation over two levels.
- Private front and good sized fully enclosed south facing rear garden.
- Attached single garage.
- Entrance vestibule, welcoming hallway with ground floor WC.
- Bright and spacious living room with patio doors to rear garden.
- Large dining kitchen with twin windows and ample space for dining.
- Upper landing.
- Two double bedrooms, two single bedrooms.
- Family bathroom with three-piece suite.
- Gas central heating.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

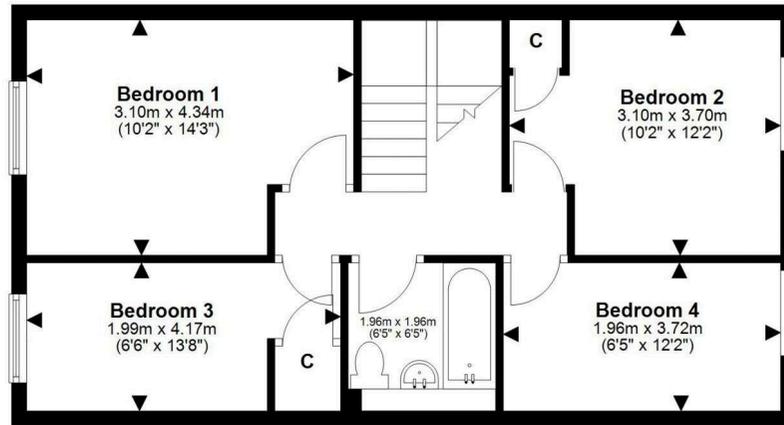
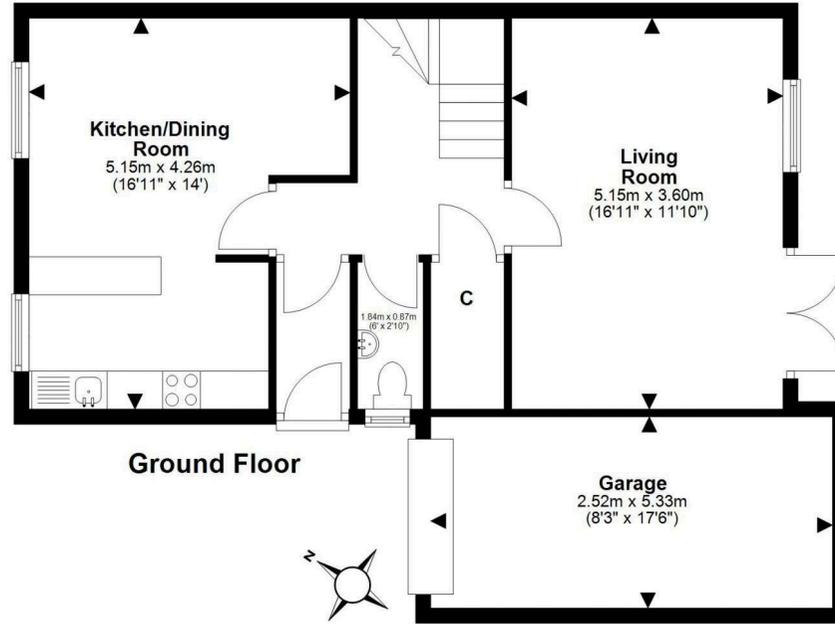


Murrayfield is a prestigious residential district of Edinburgh approximately one and a half miles west of the City Centre. The area is highly regarded for its leafy ambience and, its proximity to the home of Scottish rugby - Murrayfield Stadium. Excellent local amenities at nearby Roseburn cater for day-to-day needs with more comprehensive shopping facilities available at the Gyle Shopping Centre or Craighleith Retail Park. There is a choice of highly regarded schools from nursery to senior level. Leisure pursuits are well catered for with a number of well-known golf courses and Edinburgh Zoo. The city bypass and main motorway networks are also within easy reach.

All fixtures, fittings, curtains, blinds, carpets and free standing electric cooker and hob will be included in the sale.

Energy rating D. Council Tax band E.
No Factor associated with this property.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.