





## 2 Belmont Crescent, Edinburgh, EH12 6JE

This handsome traditional three-bedroom semi-detached villa occupies a prime position within the highly desirable Belmont district of Murrayfield. Set on a generous plot, the property benefits from a private driveway, detached single garage and beautifully landscaped rear garden. While the house has been well maintained over the years, it now offers an exciting opportunity for sympathetic modernisation to create a superb family home. Subject to the necessary planning consents, there is significant scope to extend, with several neighbouring properties having successfully undertaken substantial two-storey side extensions. Given the strength of values within this prestigious location, the property presents outstanding potential to enhance both the accommodation and its long-term value.

The accommodation comprises:

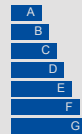
- Entrance vestibule.
- Welcoming reception hall.
- Convenient ground floor WC fitted with wash hand basin.
- Spacious front facing sitting room enjoying a bright south-westerly aspect, featuring a focal-point fireplace and glazed double doors opening into the dining room.
- Well-proportioned dining room overlooking the rear garden, complete with feature gas fire.
- Fitted kitchen incorporating a range of wall and base-mounted units with complementary work surfaces and appliances including a gas cooker and washing machine.
- Upper landing with hatch providing access to the loft.
- Shower room fitted with WC, wash hand basin and electric shower with partially tiled walls.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
D



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- Generous rear-facing double bedroom enjoying attractive views over the garden and useful eaves storage.
- Spacious front-facing double bedroom with fitted mirrored wardrobes.
- Third front-facing bedroom featuring a dormer window.

#### Location

Belmont Crescent is an exclusive residential address situated within the prestigious Murrayfield district, one of Edinburgh's most sought-after neighbourhoods. The area enjoys an excellent selection of local amenities, with extensive shopping available at Craighleith Retail Park, Sainsbury's at Westfield Road and the wide range of independent shops, cafés and supermarkets in nearby Corstorphine.

The property is ideally placed to take advantage of an outstanding range of leisure facilities including the David Lloyd Leisure Club, Murrayfield Stadium, several renowned golf courses including Murrayfield, Ravelston and Carrick Knowe, together with numerous tennis clubs and attractive green spaces.

The area is particularly well regarded for its excellent schooling, offering access to highly respected state schools including Roseburn Primary School and Craigmount High School, together with some of Edinburgh's leading independent schools including St George's School for Girls, The Mary Erskine School and Stewart's Melville College.

Excellent transport links provide easy access to Edinburgh City Centre, Edinburgh Airport, the City Bypass and Scotland's motorway network, whilst regular bus services operate nearby.

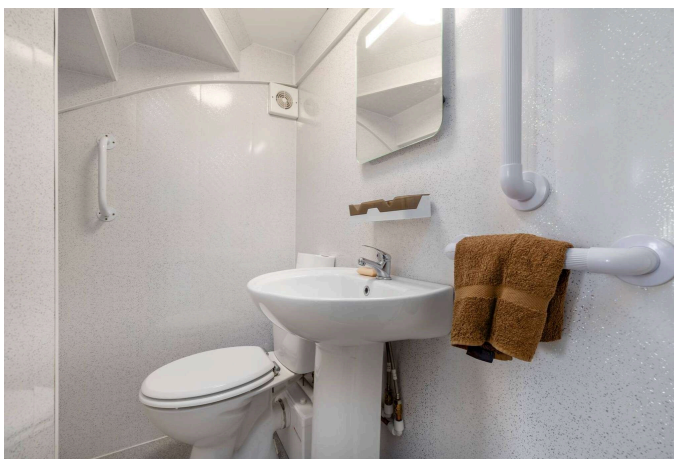
#### Outside and Gardens

The property is approached via a private tarmac driveway leading to the detached single garage. The front garden has been attractively landscaped, while the generous rear garden offers a mature and private setting with a well-maintained lawn, established planting and colourful stocked borders, providing an ideal environment for outdoor entertaining and family enjoyment.

#### Extras

All fitted floor coverings, curtains, blinds, light fittings and the kitchen appliances are included in the sale. As the property forms part of an executry estate, it is sold as seen and no warranties will be provided in respect of the systems.

Council tax band - F



















## Belmont Crescent, EH12 6JE



Approx. Gross Internal Area  
1176 Sq Ft - 109.25 Sq M

### Garage

Approx. Gross Internal Area  
183 Sq Ft - 17.00 Sq M

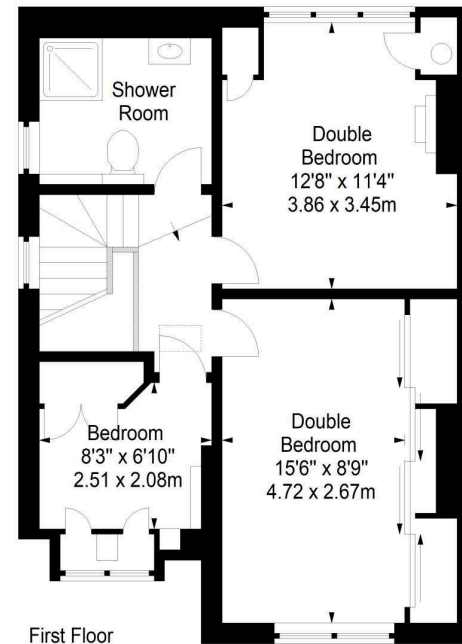
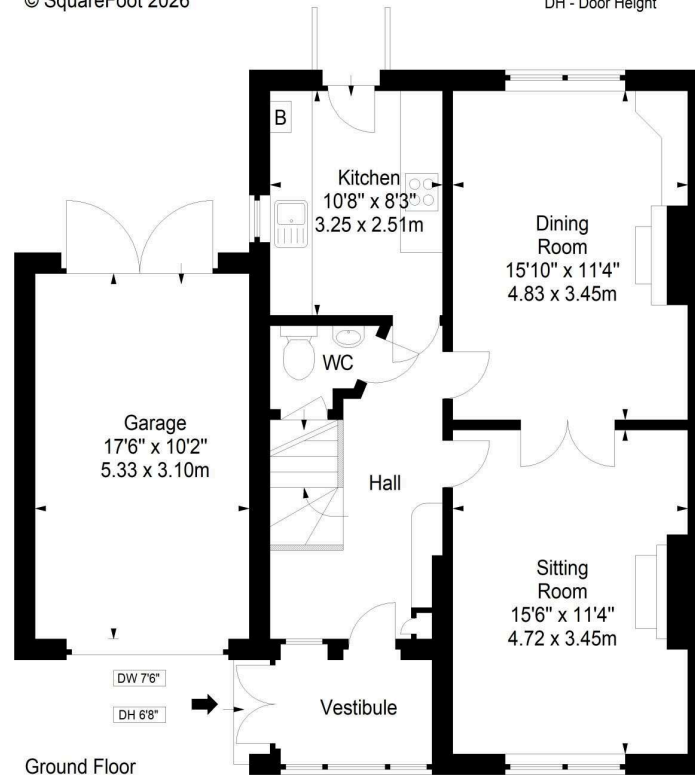
For identification only. Not to scale.

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Key :

DW - Door Width

DH - Door Height



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Offers can be submitted in writing, fax or email:

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