





## 40 Beechmount Park, Edinburgh, EH12 5YT

### Description

Beautifully presented, light and airy terraced townhouse offering generous accommodation over three levels and located adjacent to the Belmont area of Murrayfield and within an established landscaped residential development. The versatile and flexible layout has proven very suitable for families of all ages. The property has been carefully looked after by the present owners and it is in excellent order throughout and in move-in condition. It has a great position with south facing aspect to the rear with a glorious balcony overlooking the private well-tended rear garden. There is a monoblocked driveway providing off-street parking for two cars and there is a large integral garage.

#### Ground floor

- Large open porch
- Entrance hall with storage cupboard and open under stairs space
- Family room / home office with wall units and access to the garden
- Utility / laundry room with units, worktops with inset sink, washing machine and tumble dryer
- Good sized downstairs bedroom with built in wardrobes and en-suite shower room



#### Viewing details

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

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

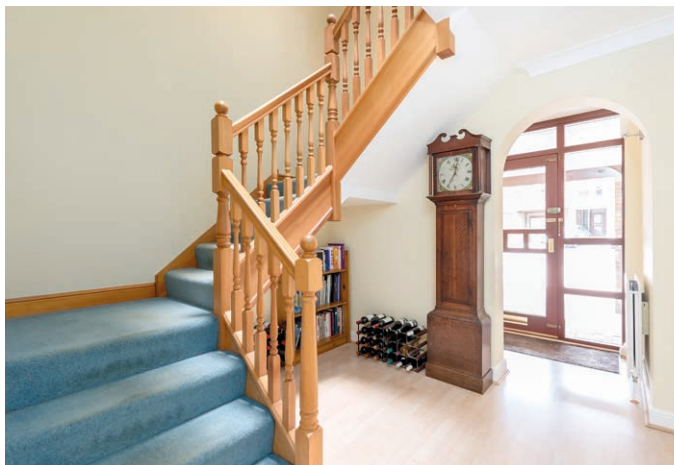


EPC rating  
**C**



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### First Floor

- First floor landing with deep storage cupboard
- South facing sitting room with cornicing, gas fire and access to a balcony/sun terrace
- WC with pedestal wash basin and ceramic tiled floor
- Breakfasting / dining kitchen with an extensive range of modern German made units, granite worktops with handmade glass splash back tiling and appliances by Neff including five burner hob, electric fan oven, combination oven and full height integrated fridge; integrated freezer and dishwasher; Fired Earth floor tiles
- Large formal dining room with fitted carpet and egg and dart cornicing

### Second Floor

- Second floor landing with triple glazed cupola and cupboard housing the central heating boiler and separate airing cupboard housing hot water tank
- Shower room featuring: Large walk in shower with rainfall shower head and separate handset; fitted furniture with wash basin and WC and a separate storage cabinet; fully tiled walls and floors
- Master bedroom with extensive built-in wardrobes and dressing area
- Master bedroom en-suite bathroom with separate shower enclosure, large bath and fitted furniture; fully tiled walls and floors
- Two further good sized double bedrooms to the front with built-in wardrobes

### Location

Beechmount Park is an exclusive residential development located approximately two miles, and a pleasant half hour walk, west of the city centre in the sought after residential area of Murrayfield. There are good road links to Edinburgh Airport and the motorway network. The Tram line is a 10 minute walk and there are frequent local bus services to Edinburgh City Centre and the Airport. Excellent shopping facilities, including Marks & Spencer, can be found within a few minutes' drive at Craighleith Retail Park, additionally there is Sainsbury's Murrayfield nearby at Westfield Road. The area is well served by recreational and leisure facilities including David Lloyd Leisure Centre at Corstorphine, several golf courses and tennis courts. There is excellent schooling nearby in both the private and state sectors including St George's, Mary Erskine and Stewart's Melville and Balgreen and Fox Covert Primary schools. Pleasant walks can be enjoyed on Corstorphine Hill, along the old railway line towards Pinkhill and Corstorphine and along the Water Leith towards Stockbridge











### External

The south facing garden is designed for low maintenance and planted with variety of shrubs and enclosed by fencing. There is a monoblocked driveway to the front and single integral garage with up and over door, power and lighting. Further off street parking is available within the development.

### Extras

All fixed floor coverings, light fittings, blinds, curtains and appliances are included in the sale.







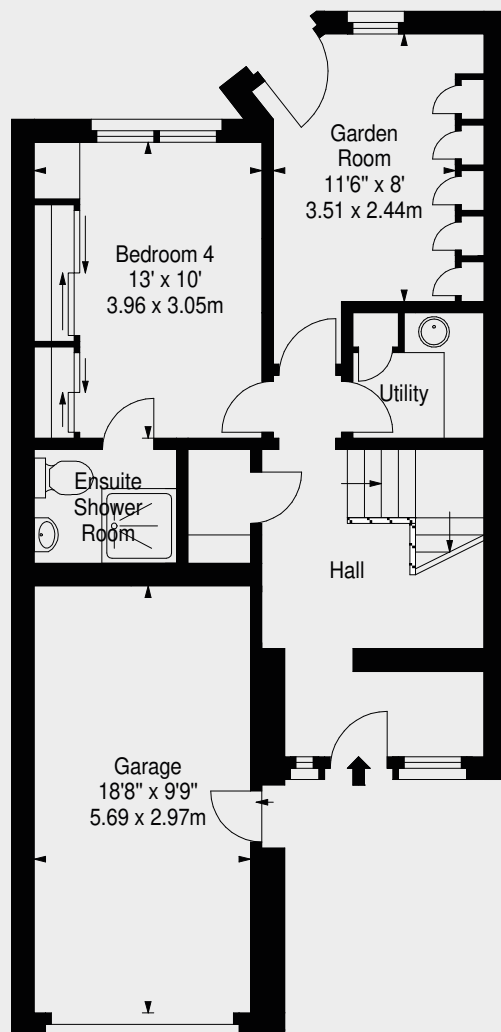




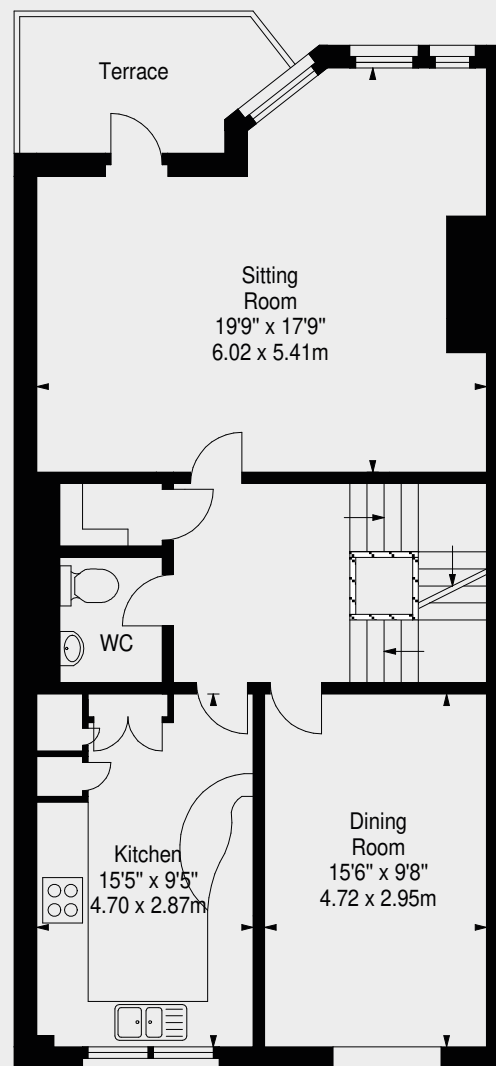
**Beechmount Park,  
Edinburgh,  
Midlothian, EH12 5YT**



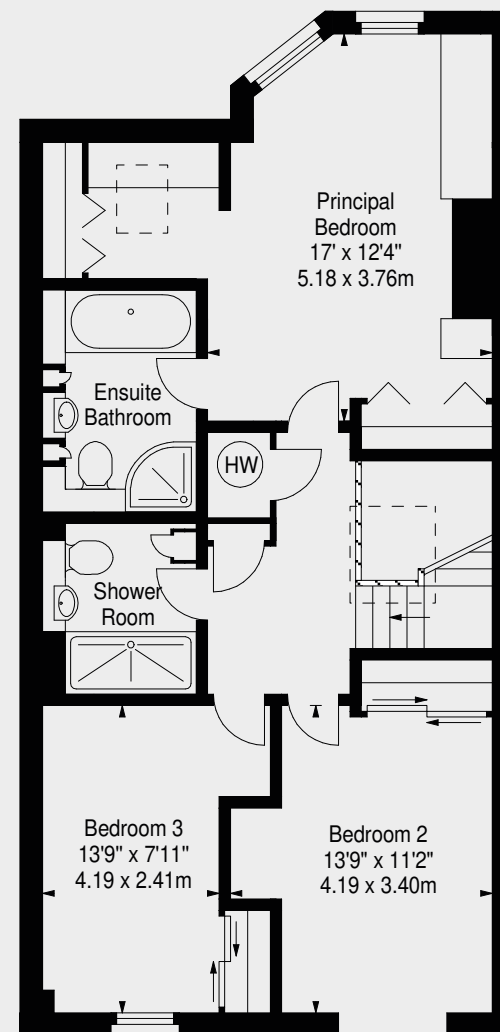
Approx. Gross Internal Area  
2304 Sq Ft - 214.04 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Ground Floor



First Floor



Second Floor

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Offers can be submitted in writing, fax or email:  
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