










Offers Over  
**£695,000**

## 13 Belmont Terrace

Murrayfield | Edinburgh | EH12 6JF

Neilsons are delighted to offer to the market this impressive, generously proportioned detached house, quietly positioned at the end of a pleasant cul-de-sac in the heart of Murrayfield, close to excellent amenities, reputable schooling and superb commuting links. Set on an elevated plot affording exceptional skyline views across the city, the property benefits from private gardens, extensive off-street parking together with a double garage.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Extensive driveway  
Double garage
-  EPC Rating – C
-  Council Tax Band – G



## Description

This substantial property is set over two floors and stretches to over 2000 square feet, offering a generous family home with excellent versatility. The property would now benefit from some general modernisation and upgrading, yet has been very well maintained and boasts a security alarm, gas central heating with HIVE system, double glazing and solar panels. In brief the accommodation comprises; entrance vestibule, welcoming hallway with staircase leading to the upper floor. The sunny, front facing reception room offers exceptional open views across the city and features a fireplace with gas fire. French doors leads to the formal diningroom again enjoying open aspect to the front. The kitchen with dual aspect is fitted with ample wall and base units with cooker, dishwasher, washing machine and fridge included in the sale. Access is provided to the rear garden. There are two large double bedrooms on the ground floor, each with excellent built-in wardrobes and storage facilities, with the principal room also fitted with a sink unit. A useful home office/nursery is situated to the rear together with the extensively tiled shower room with three piece suite. The upper floor with Velux window, offers further storage provisions including attic space and eaves storage. There are three further double bedrooms located on the upper floor, all with lovely views and the four-piece family bathroom comprises; bath, WC, wash hand basin and corner shower enclosure. This is a must see to be fully appreciated and early viewing is recommended.





## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, dishwasher, washing machine and fridge.

## Gardens, driveway and double garage

The property is set on an elevated plot with substantial monoblock driveway to the front, providing off-street parking for 3-4 cars comfortably with the double garage fitted with electric doors, plumbing, power and light. The tiered rear garden has a paved patio with steps to the upper level which in turn leads to the summer house - a lovely setting where excellent views of the city can be enjoyed.

## Viewing

By appointment with Neilsons on 0131 625 2222.



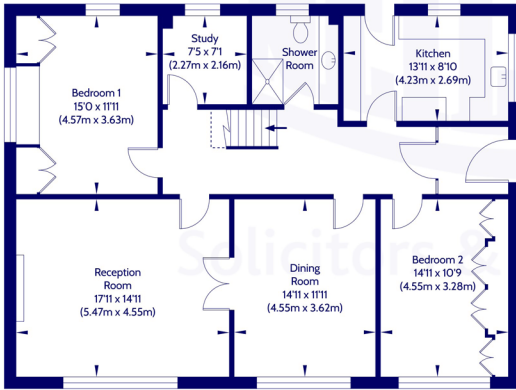


## Location

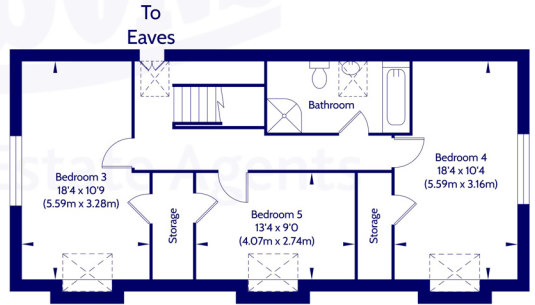
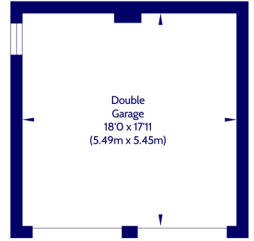
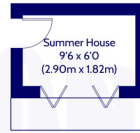
Murrayfield is a highly regarded residential area lying west of Edinburgh City Centre with good public transport to Edinburgh's West End, Haymarket Railway Station and Princes Street. Excellent shopping and amenities are available in nearby Roseburn and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ice Rink, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly Mary Erskine, St George's and Stewart's Melville. The A8 provides good road connections to Edinburgh International Airport, City By-pass, the major motorway networks and the Queensferry Crossing.



Approx. Internal Area Excl. Garage & Summer House 187.71 Sq M / 2020 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor



First Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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