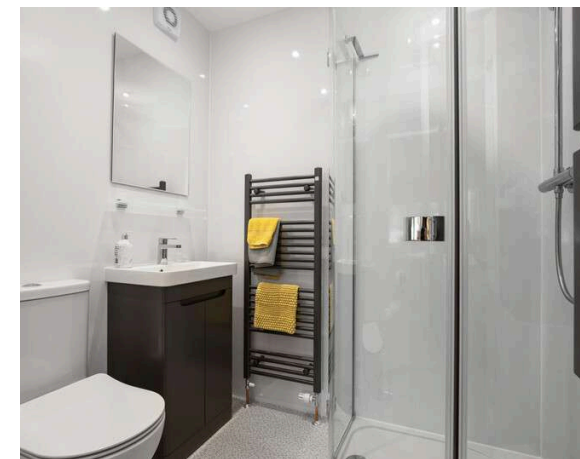


3 Beechmount Park, Murrayfield, Edinburgh, EH12 5YT

www.mcdougallmcqueen.co.uk



Rarely available, this impressive mid terraced townhouse offering extensive family accommodation and enviably located within an exclusive residential cul-de-sac offering bright and spacious accommodation over three floors further benefits from a single garage and driveway along with a private garden. The property is ideally located in the prestigious Murrayfield area of Edinburgh close to many local amenities. Schools both in the Private and State sectors are within easy reach and accessible on foot and and by quick transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

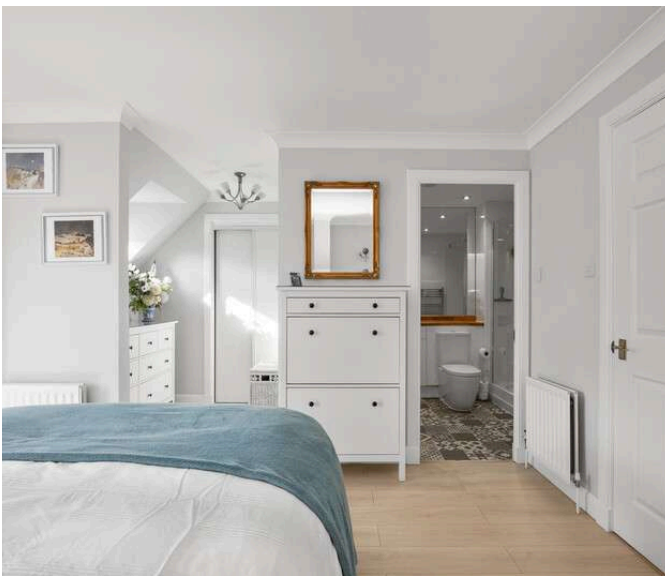
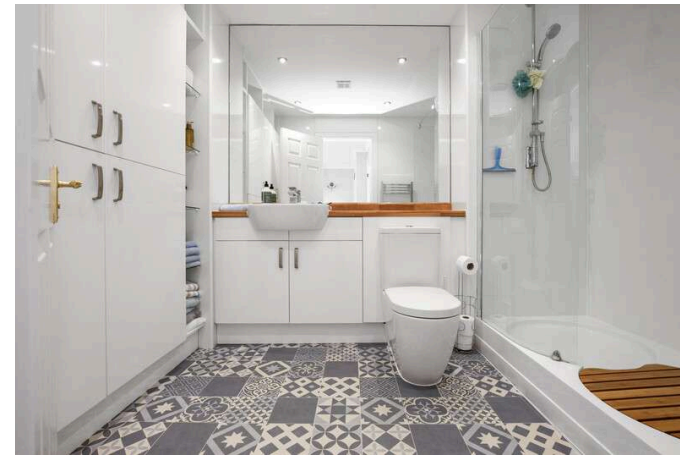
Ground floor

Reception hallway with useful storage cupboard and new cupola
 Double bedroom with en suite shower room, converted in 2023
 South facing garden room with access to rear enclosed sunny paved garden

Utility room with ample cupboard space including washing machine and tumble dryer







First floor

South facing spacious bay windowed living room opening onto sunny balcony. Built in storage/shelving and a feature Carara marble fireplace.

Large formal dining room.

Contemporary kitchen/breakfast room with integrated appliances and a good range of wall and base units.

Cloakroom with WC and hand basin.

Spacious storage cupboard on landing.

Second Floor

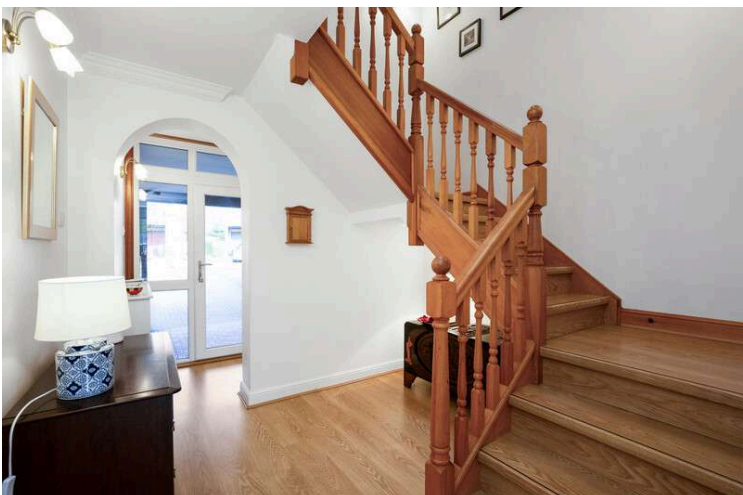
Cupola giving natural light to upper hallway.

South facing master bedroom with two built in wardrobes and dressing area.

En-suite shower room and ample storage.

Two further double bedrooms each with built in storage Family bathroom comprising WC, wash hand basin, bath with shower over and generous built in cupboard space. Airing cupboard Large floored attic accessed by Ramsay loft ladder.





Location

Beechmount Park is an exclusive cul-de-sac development enviably situated on the west side of Murrayfield, between Roseburn and Corstorphine, around two miles from the city's West End and Princess Street. To the north lies the wonderful leafy paths of the Corstorphine Hill Nature Reserve and to the south Balgreen, with its highly regarded Primary School, library and tram stop providing a direct link with the city centre and Edinburgh International Airport. Nearby Corstorphine Road is an arterial route which also provides swift access into the city centre and to many other parts of the city. In the opposite direction the Airport and central motorway network are also readily accessible. Both neighbouring Corstorphine and Roseburn offer a wealth of shopping and leisure facilities ranging from small independent shops to large branches of Tesco and Marks & Spencer. Here there are also a number of popular bars and restaurants and the sports minded will be delighted with proximity to Murrayfield, Ravelston and Carrick Knowe Golf courses.

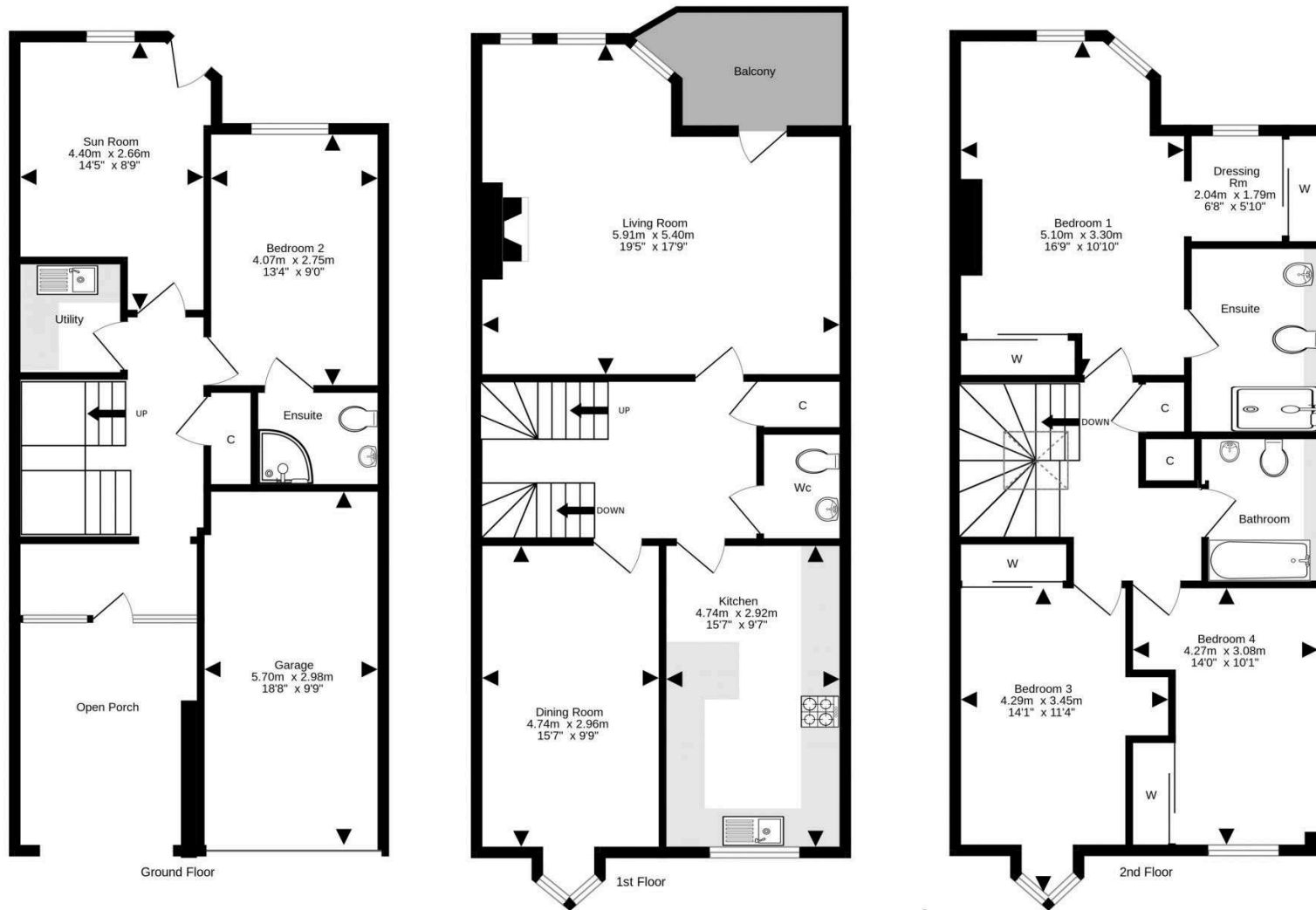
Extras

Included in the sale are the integrated kitchen appliances, white goods, blinds, light fittings and all fixtures.

Main Features

Gas Central Heating, new boiler installed in March 2024
Solar Panels, installed in May 2023
Integral garage and driveway for up to four cars
South facing enclosed paved private garden

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

