



18 Belmont Crescent

MURRAYFIELD | EDINBURGH | EH12 6JE



MURRAY
BEITH
MURRAY

18 Belmont Crescent

MURRAYFIELD | EDINBURGH | EH12 6JE

18 Belmont Crescent is a well-presented, 3-bed detached bungalow in a prime residential location, with excellent local amenities and easy access to the city centre & surrounding areas. The property is neutrally decorated and provides superb views across the city skyline towards the Pentland Hills.

Entrance vestibule; welcoming hall with storage cupboards; triple aspect, south facing sitting room with bay window; large dining kitchen with a range of wall mounted and floor standing units, integrated appliances, ample space for a dining table and chairs, and french doors leading to the south-facing decking; double bedroom 1 with bay window; double bedroom 2 with built-in-wardrobes; double bedroom 3; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over. Large cellar accessed from the side of the property.

Gas central heating with Hive system and double glazing.

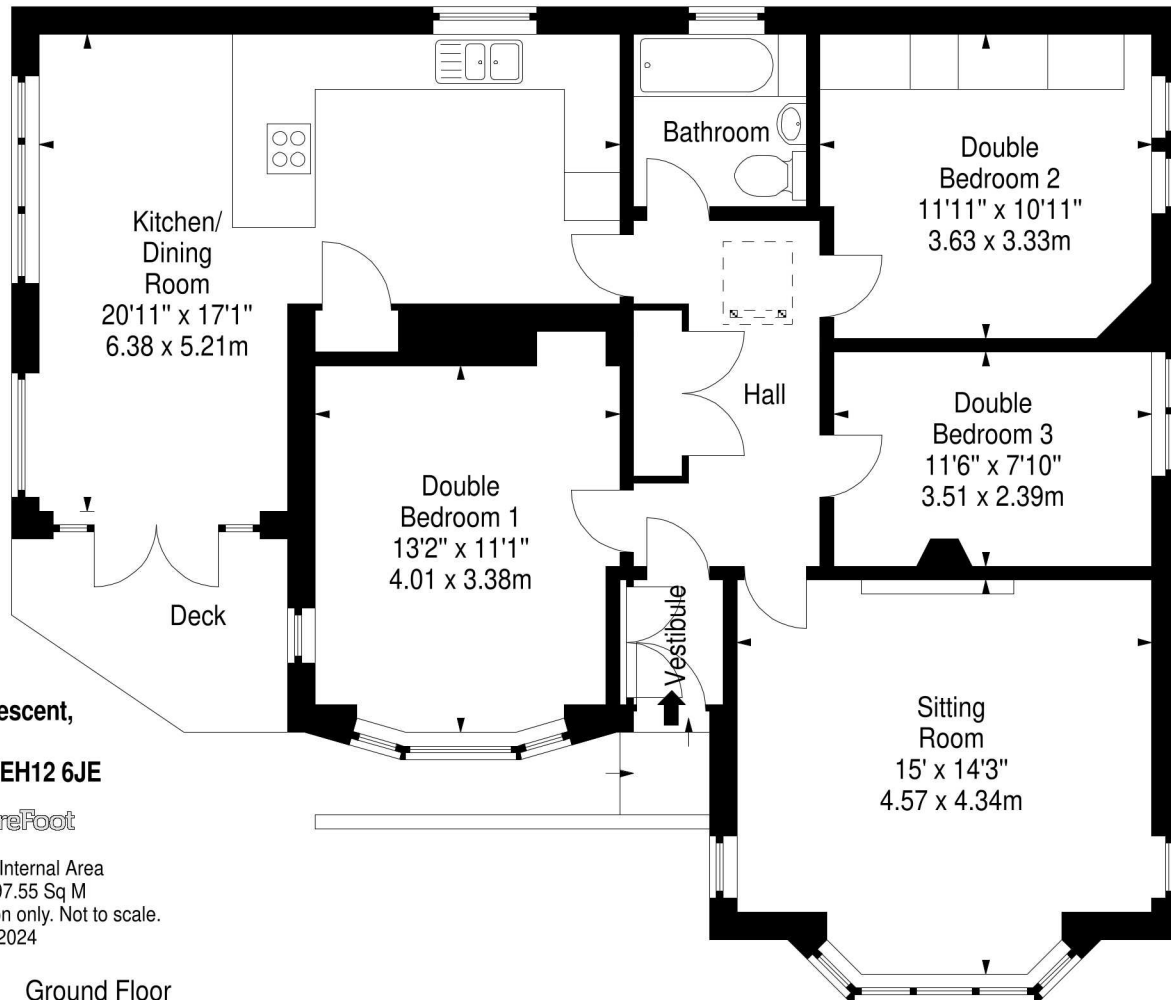
Good sized enclosed garden with raised decking areas to take advantage of the rooftop views. The greenhouse is included in the sale.

Private driveway parking, with further unrestricted parking available in the surrounding streets.

All fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order are strictly "sold as seen". Integrated appliances include the fridge freezer, dishwasher, washing machine, double oven and induction hob and all are included in the sale.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





**Belmont Crescent,
Edinburgh,
Midlothian, EH12 6JE**



Approx. Gross Internal Area
1050 Sq Ft - 97.55 Sq M
For identification only. Not to scale.
© SquareFoot 2024

Ground Floor

Location

Belmont Crescent is in a highly desirable residential district at the west side of Murrayfield and with easy access to the city centre by road and public transport, there are regular bus services from Corstorphine Road and the Balgreen tram stop is close by. The Water of Leith walkway, the newly refurbished Saughton Park, Corstorphine Hill Nature Reserve and Murrayfield Stadium and ice rink all offer great leisure facilities. Kids will love Edinburgh Zoo and there are numerous golf courses in the immediate vicinity, including Murrayfield and Ravelston Golf Clubs as well as Carrick Knowe municipal golf course. A wealth of local schools in both the private and public sector caters for both primary and secondary education. There is a good range of shops and supermarkets within the immediate vicinity, with 24-hour supermarkets at Chesser and Corstorphine and further extensive shopping facilities at The Gyle Shopping Centre and Craighleith Retail Park.

Edinburgh Airport, the Queensferry Crossing and the main motorway networks of central Scotland are within easy reach via Corstorphine Road heading west.



MURRAY
BEITH
MURRAY



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.