










Offers Over

£695,000

20 Belmont Crescent

Murrayfield | Edinburgh | EH12 6JE

A fantastic opportunity has arisen to purchase this substantial, cleverly extended detached villa commanding a generous corner plot with delightful wraparound gardens, driveway, detached garage and large cellar. Located within a quiet and sought after district of Murrayfield within easy reach of excellent local amenities, commuting links and reputable public and private sector schooling.

-  5 Bedrooms
-  4 Public rooms
-  1 Bathroom
1 Shower room & separate WC
-  Private Gardens
-  Driveway & Detached garage
-  EPC Rating – D
-  Council Tax Band – G



Description

The light-filled property provides excellent, versatile family accommodation, now benefiting from some modernisation and upgrading, yet having been very well maintained throughout with some excellent quality fixtures and fittings. Set back from the road with a fully enclosed generous front garden, the front door opens into an entrance vestibule with glazed panel door leading to the hallway. The welcoming hallway has a split level carpeted staircase leading to the upper floor with window to side providing good natural light. There is a rear facing reception room with patio doors to the sunny private terrace. A formal bow-windowed diningroom or further sittingroom is located to the front enhanced with quality real wood flooring. The modern fitted kitchen is fitted with ample wall and base units with built-in gas hob with hood above and separate eye level double oven with other appliances included in the sale. The kitchen is semi-open plan to the breakfast room/diningroom with further storage units and work surfaces. The conservatory, located off, is a lovely space overlooking the garden with steps leading to the large cellar, which offers scope and fantastic storage provisions, fitted with power, light and window. A sizeable double bedroom with feature fireplace, a single bedroom/home office and two piece WC apartment completes the downstairs accommodation. The upper landing leads to the three further bedrooms, all with built-in wardrobes with the principal bedroom located with Dormer window to rear enjoying super open views over the city. The family bathroom comprises of a white three piece suite and there is a separate shower room complete with a shower unit with electric shower over. Further benefits include gas central heating and double glazing. This is a must see to be fully appreciated.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, hood, double oven, fridge freezer, washing machine and dishwasher.

Gardens, driveway and garage

The property affords an enviable corner plot with gardens to the front, side and rear. A driveway is located to the side (off Belmont Gardens) providing off-street parking and leads to the single detached garage with power and light. The gardens are fully enclosed with the front garden laid to lawn with established borders providing a lovely, secluded setting. The two-tiered rear garden has a paved patio, which leads to the side with additional lawn, with steps leading down to the lawn with mature plants, bushes and fruit trees.

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.

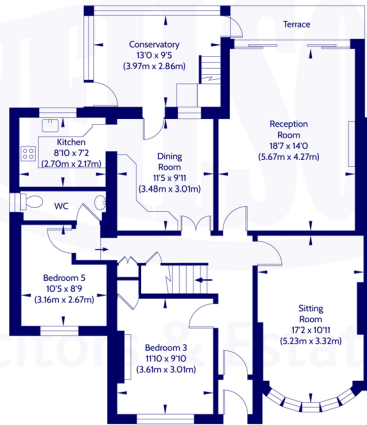
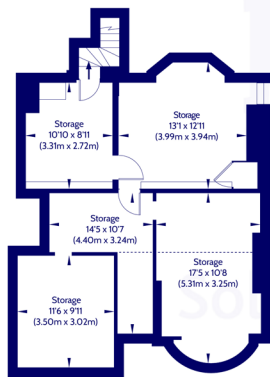




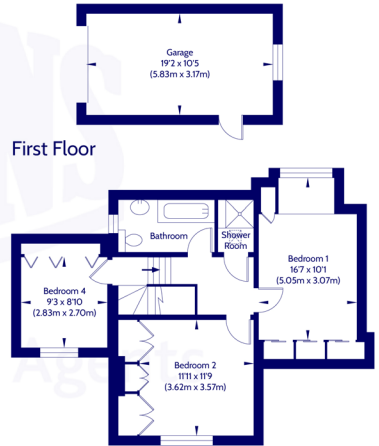
Approx. Gross Internal Floor Area Excl. Cellar 167.33 Sq M / 1802 Sq Ft.
Approx. Gross Internal Floor Area of Cellar 63.16 Sq M / 680 Sq Ft.

Ground Floor

Cellar



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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