



24B Coltbridge Avenue Edinburgh, EH12 6AH

Unique and rarely available four-bedroom detached villa overlooking the Water of Leith

URQUHARTS
EDINBURGH



DESCRIPTION

24B Coltbridge Avenue is a unique and rarely available four-bedroom detached villa overlooking the Water of Leith with private parking. Situated in the desirable Murrayfield area, the location is superb with excellent local amenities and schools and is a convenient walking distance to the city centre & surrounding areas.

Entrance vestibule and welcoming hall; bright living room with dual aspect outlook and patio doors to the terrace; spacious open plan kitchen / dining room / family room, also with patio doors to the terrace; modern fitted kitchen with wall and base units and integrated appliances; inner hall with storage area (previously used for wine storage) and utility room; two double bedrooms, one of which could be used as a home office study or children's playroom; and a shower room. On the upper level, two further good-sized double bedrooms, one with en-suite bathroom and both with storage into the eaves.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room / Kitchen. Four double bedrooms (one with en-suite bathroom). Shower room. Utility room.

Gas central heating. Double glazing. Decking area overlooking the Water of Leith with external shed. External store. Allocated parking space and further on street parking nearby.



LOCATION

Murrayfield is a prestigious residential district situated approximately 1 ½ miles west of the City Centre and West End. Local shops cater for everyday needs, with a large Tesco Superstore in Corstorphine and Sainsbury's supermarket at Westfield Road. More extensive shopping is available at the Craigleith Retail Park, Chesser, Gyle Shopping Centre or Hermiston Gait just a little further afield. Leisure and recreational facilities include Edinburgh Zoo, Scottish National Modern Art Galleries, Tennis Courts at Henderland Road, Ravelston and Murrayfield Golf Clubs. Murrayfield Ice Rink and Murrayfield Rugby Stadium are short walk from the property, and scenic walks can be taken alongside the Water of Leith. Catchment schools for the area include



Roseburn Primary and Craigmount High School, with private schools nearby including St George's School for Girls, Stewart's Melville College, and Mary Erskine School, with Edinburgh Academy and Fettes College within short distance by car/public transport. A tram stop at Murrayfield Stadium offer direct access to the city centre, or to Edinburgh Airport, with Haymarket train station and Princes Street all within close proximity. Regular buses also run to and from the city centre and surrounding areas, and the city bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**

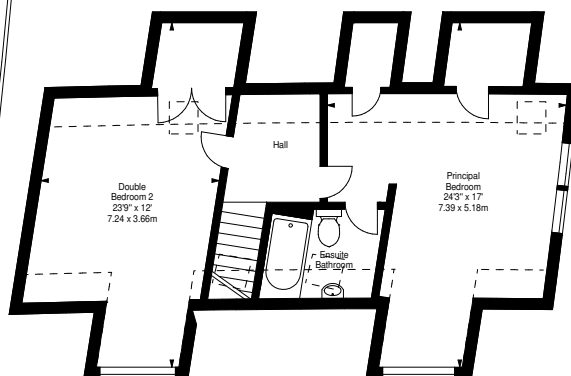
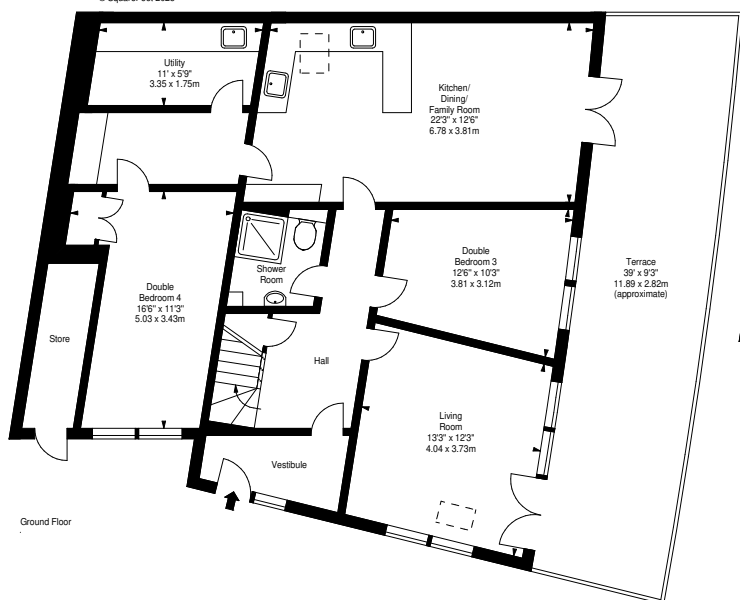
Tenure Freehold



24B Coltbridge Avenue,
Edinburgh, EH12 6AH



Approx. Gross Internal Area
1750 Sq Ft - 162.58 Sq M
Store
Approx. Gross Internal Area
41 Sq Ft - 3.81 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

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www.urquharts.co.uk

