



Cumlodden Avenue, Edinburgh, **EH12**

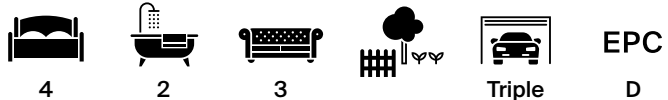


A rarely available detached house with **substantial gardens** located on one of the most sought-after streets in West Edinburgh.

Cumlodden Avenue is a wide and peaceful residential street in the community of Murrayfield within walking distance of several well-regarded schools and close to a wide range of leisure and recreational activities.

Nestled within expansive and well-maintained garden grounds both to the front and back, the property boasts a spacious driveway and an impressive large triple garage, providing ample parking and storage space. The serene surroundings and mature landscaping enhance the overall appeal of the property.

Spread across two floors, the existing family accommodation is generously proportioned and offers versatility. The ground floor welcomes you with a reception hall, leading to a spacious sitting room and an adjoining dining room, perfect for entertaining guests.



Offers Over	Tenure	Local Authority	Council Tax
£1,300,000	Freehold	The City of Edinburgh Council	Band H



The well-appointed kitchen is accompanied by a convenient utility room, catering to your everyday needs. Additionally, there are two practical facilities conveniently located on this level. Completing the ground floor is a substantial triple garage, offering immense storage capacity.

Ascending to the first floor, you will discover four expansive double bedrooms, providing abundant space for family and guests. The principal bedroom enjoys the luxury of an en suite bathroom, providing privacy and convenience. A sizeable games room, adaptable to alternative uses, offers versatile space for recreational activities. Furthermore, a large bathroom and access to the attic complete this level, ensuring maximum comfort and functionality.

While the property would benefit from modernization, it presents an exciting opportunity to transform and enhance the living space, with the potential to extend, subject to obtaining the necessary consent from the local authorities.

Cumlodden Avenue will appeal to a wide range of buyers, including families and developers seeking a spacious and well-appointed residence in a prestigious location. The combination of its desirable street, generous grounds, and impressive features make this property a truly exceptional find.

Features

- Prime West Edinburgh location
- Substantial mature gardens
- Detached property set over two floors
- Four double bedrooms
- Two bathrooms
- Large triple garage
- Driveway with off road parking
- Wonderful views
- Potential to extend subject to the required local authority consents







Location

Murrayfield is a highly desirable residential area to the west of the city. Located around 15 minutes from the city centre, Murrayfield perfectly blends leafy suburban living with excellent access to the city and beyond.

Roseburn, Stockbridge and Corstorphine are all close by with a range of shops, bars and restaurants. The property is particularly well suited for access to a number of private schools including St. George's, Stewarts Melville/Mary Erskine, Fettes College and The Edinburgh Academy. There are excellent transport links to the city bypass, Edinburgh Airport and motorway network as well regular bus services.

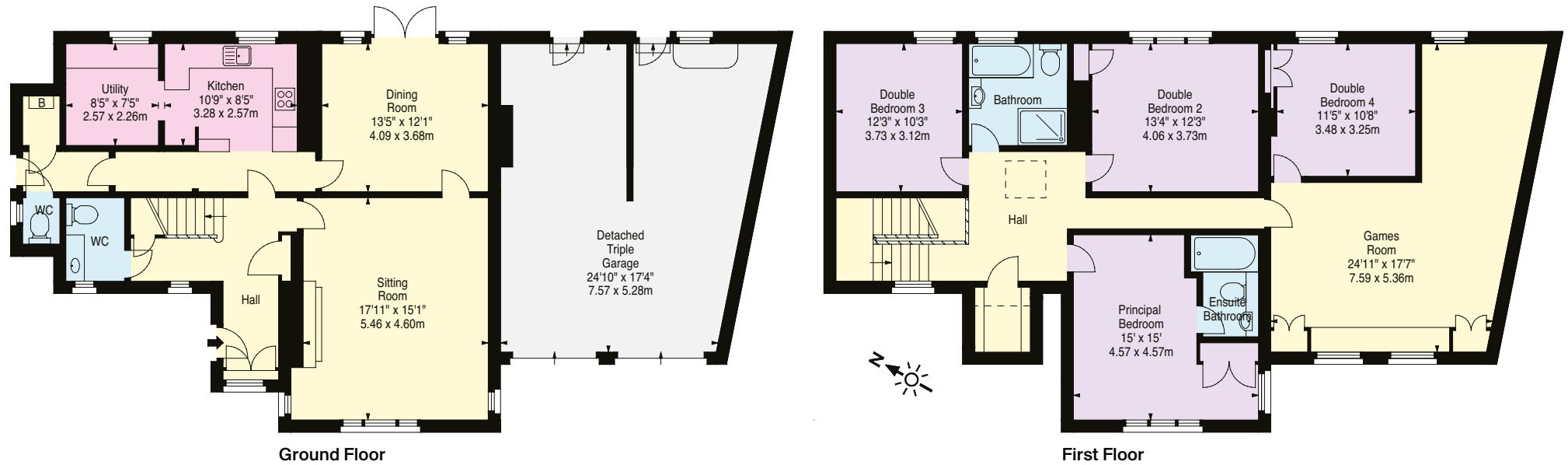
Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Approximate Gross Internal Floor Area
2832 Sq Ft - 263.09 Sq M (Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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