

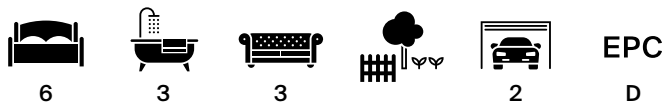


Kingsburgh Road, Edinburgh, **EH12**





A substantial fully renovated Edwardian mid-terrace house, providing **spacious and flexible accommodation** over three floors.



Offers Over £1,250,000 **Tenure** Freehold **Local Authority** The City of Edinburgh Council **Council Tax** Band H



Kingsburgh Road is a substantial house which provides ideal family accommodation in one of the most sought-after streets in Murrayfield. The current owners have undertaken extensive work in configuring the house to make it flow well and suit modern family life. There is a good balance between flexible living and entertaining space with the six double bedrooms, a large garden and double garage.

Immediately upon entering the hall, there is a sense of space and light, as well as a number of lovely period details which feature throughout. To the front of the ground floor is the living room with a south facing bay window which floods the room with light, the modern gas fireplace creates a homely feel to this space.

To the rear, two rooms have been combined to create an open plan kitchen/ dining room which is the hub of the house. The Miele kitchen has ample storage throughout and an island unit/breakfast bar with hob and extractor fan above. From here, French doors lead to the garden and there is also access to a utility room and WC. Also on the ground floor is excellent storage under the stairs.

The first floor consists of an impressive principal bedroom with a modern en suite bathroom along with a large dressing room. A further double bedroom and a sitting room complete with bay window, gas fireplace and period features complete this floor.





There are four further double bedrooms on the second floor, along with an en suite shower room and bathroom with double sink. This floor is ideal for children whilst there are fantastic views towards Murrayfield Stadium and the Pentland Hills. The property has been fitted throughout with slim double-glazed windows along with Cat5e Ethernet Cables.

To the outside, there is a beautifully maintained, established gardens to the front and rear with lawns, fruit trees, shrubs and beds along with a patio area. The garden is fully enclosed and ideal for children. There is direct access from here to the large double garage complete with electric door and rapid car charging point.

Features

- Prime Murrayfield location
- Substantial floor area
- Renovated throughout by current owners
- Abundance of period features
- Open plan kitchen/dining room with Miele appliances
- Six double bedrooms
- Three bathrooms
- Private garden
- Large double garage
- Rapid EV charging point





Location

Kingsburgh Road is located in the Murrayfield district, one of Edinburgh's most sought-after locations. The area, approximately 1.5 miles from the city centre, has many excellent amenities including Murrayfield Stadium, several sports clubs, golf courses at Ravelston and Murrayfield and an ice rink. Some of Edinburgh's best schools, including St George's, Mary Erskine and Stewart's Melville are within walking distance of the property.

The excellent local amenities of the West End and the City Centre are a short distance away, along with the newly refurbished Haymarket Railway Station with its excellent train, bus and tram links. Local shopping is available at nearby Roseburn, whilst a short drive takes you to Craigmyle Retail Park with a Sainsbury Superstore and Marks and Spencer amongst its many shops. There is convenient road access towards the City Bypass, Edinburgh International Airport and the motorway links to the North, South and West.

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
2950 Sq Ft - 274.06 Sq M
Garage & Store: 371 Sq Ft - 34.47 Sq M

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 August 2023. Photographs and videos dated August 2023.

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