



Belgrave Road, Edinburgh, EH12

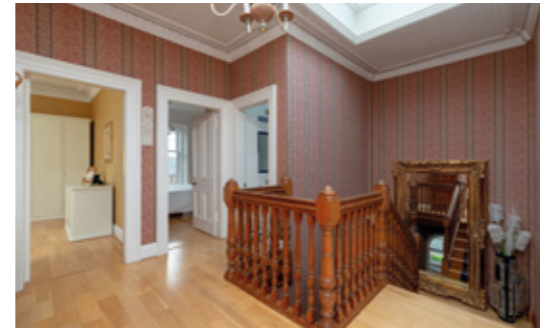
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An elegant detached family home in a **stunning corner plot** with **five bedrooms**, plentiful reception rooms, a large garden and double garage.

Belgrave Road is a fabulous, detached family home occupying a peaceful corner plot near to Murrayfield. The property benefits from a number of beautiful original features including intricate cornicing and a large cupola offering lots of natural light throughout the house. On entering via a handy vestibule, you access a lovely wide hallway and there are three well-proportioned reception rooms access from there, as well as the kitchen and utility/ store room. Upstairs, the property benefits from five double bedrooms, a shower room and a family bathroom.

To the outside, there is a large very well maintained side and rear garden laid to lawn. There is ample parking for numerous cars and a further driveway leading to the double detached garage.



 5
  2
  3
 
 Double
  EPC D

**Offers Over** £990,000   
 **Tenure** Freehold   
 **Local Authority** The City of Edinburgh Council   
 **Council Tax** Band H



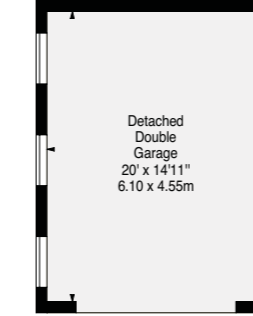
## Location

Belgrave Road is situated between Murrayfield and Corstorphine making it the perfect location for local amenities, excellent transport links into town and the Airport, as well as access to a number of local and private schooling.

## 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.



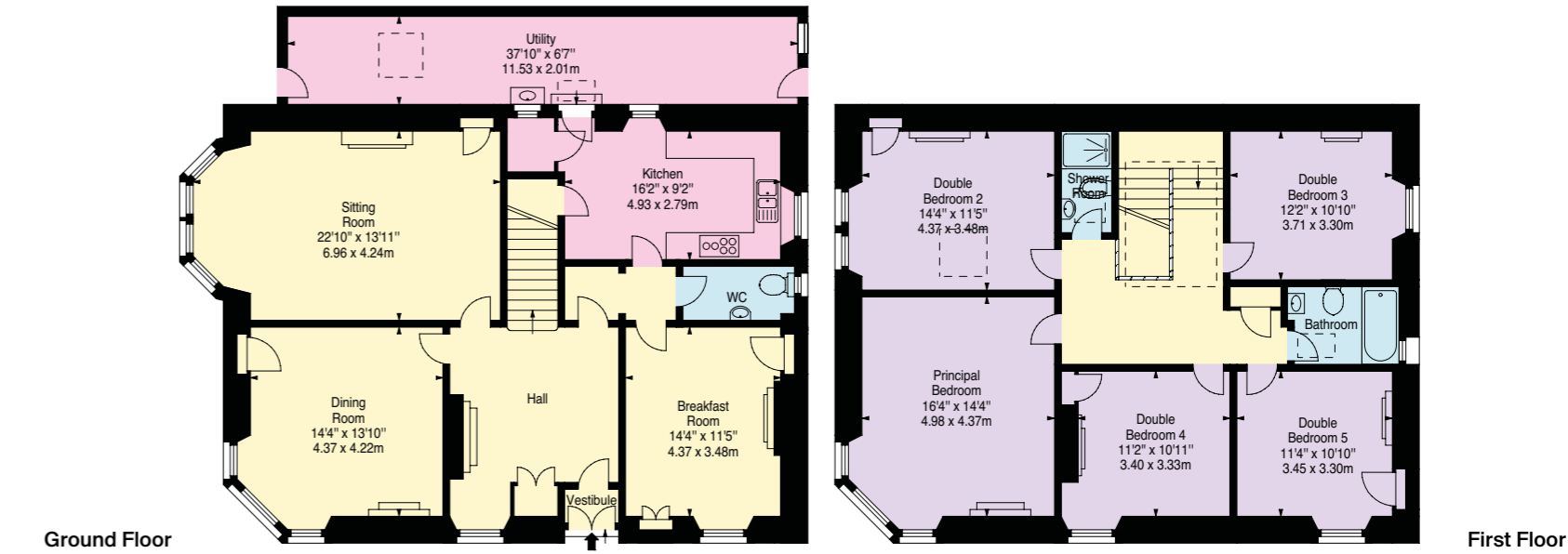


**Approximate Gross Internal Floor Area**  
**2656 Sq Ft - 246.74 Sq M**  
**Detached Double Garage: 300 Sq Ft - 27.87 Sq M**

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 September 2024, Photographs and videos dated October 2023.  
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