



St Margaret's Road, Greenhill, EH9



A beautiful, detached house with a large garden, parking, and a garage.

This is a rare opportunity to acquire an outstanding family house in a prime south side address. Extensive living and entertaining space is well balanced by seven double bedrooms.

This imposing house sits centrally in its grounds with a deep front garden. The current owners have recently upgraded the driveway which provides access to the garage and parking for several cars. There is good space either side of the property, leading through to the main garden.

The entertaining space is phenomenal, with up to four reception rooms on the ground floor. The drawing room and study are to the front of the house. Both are well proportioned and benefit from impressive period features such as marble fireplaces and working shutters. The large central hall and elegant staircase connect the ground floor and give an immediate impression of the scale of the house. To the rear, there is a playroom and the sitting room, which is currently used as a home gym. Both these rooms flow nicely through to the stunning kitchen/breakfast room. The kitchen itself is of a smart contemporary design with a large island unit and high-quality fixtures and fittings. Folding glass doors fill the whole back wall and flood the space with light as well as providing seamless access to the garden. A shower room and utility room complete the ground floor.



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





The principal bedroom is on an impressive scale with a large bay window and wonderful cornicing. In addition, the first floor consists of five further bedrooms, a study, a shower room, and a family bathroom. There is a final double bedroom on the second floor as well as a large room which could work well as a games room or double bedroom. Subject to the usual planning consents, there is potential to create an additional bedroom and bathroom on this floor.

Outside, there is a large private garden with mature trees and a play structure which features a zip line. There is a single garage and parking for several cars.

Location

St. Margaret's Road is a quiet, leafy street situated in the Greenhill area; one of Edinburgh's most desirable residential areas. The street is part of a conservation area just to the south of the city centre and is well-placed for access to the capital's retail and commercial districts. Bruntsfield and Morningside are within walking distance, both providing an excellent range of amenities, including Waitrose and Marks & Spencer's, as well as a wide choice of independent restaurants, bars, shops and boutiques.





Nearby recreational facilities include the Dominion Cinema and the Churchill Theatre. Pleasant walks can be enjoyed around the Braid and Blackford Hills, and across the Links and Meadows to the city centre. First class schools, including Boroughmuir High, Gillespie's High School, George Watson's, George Heriot's and Merchiston Castle, are nearby. An efficient bus service links the area to many parts of the city, and there is easy access to the City Bypass and airport.

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
5076 sq ft - 471.56 sq m
Garage: 190 sq ft - 17.65 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.



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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 February 2024, Photographs and videos dated May 2023 and February 2024.

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