










Fixed Price

**£655,000**

## 37 Beechmount Park

Murrayfield | Edinburgh | EH12 5YT

A superb and exceptionally spacious modern townhouse offering generous family accommodation, quietly located in the sought-after district of Murrayfield, close to excellent schools, transport links and amenities.

-  4 Bedrooms
-  2 Reception Rooms
-  3 Bathrooms
-  Private Garden & Balcony
-  Garage & Driveway
-  EPC Rating – C
-  Council Tax Band – G



## Description

This spacious home extends over 2000 square feet and offers flexible accommodation, thoughtfully planned over three floors, providing the perfect setting for both family life and entertaining. The sociable heart of the home is the first floor which has a large reception room with a gas flame fire, windows to the rear of the house and French door opening to a wonderful south-facing balcony, overlooking the garden below and with far reaching views towards the Pentland Hills, across the generous landing from the reception room is a superb modern kitchen/breakfast room, fitted with an excellent range of modern wall and base units with integrated appliances, a second reception room on this level is currently in use as a dining room but could easily be used as a fifth double bedroom or large home office if desired, and offers scope to remove the wall between the kitchen and dining room and create a large open plan space. There is a guest WC on this level and a generous walk-in storage cupboard. Downstairs on the ground floor, a large utility room offers an excellent practical space and superb storage space with a door out to the back garden. There is a ground floor double bedroom with en-suite shower room and further built-in storage space ideal for coats and shoes. On the second floor, the principal bedroom enjoys impressive southerly views and benefits from a dressing room area, ample built-in wardrobe space and a luxurious four piece en-suite bathroom. There are two further generous double bedrooms on this level, both with built-in wardrobes and a large family shower room with white suite. Further storage space is provided on the landing and a hatch gives access to a part floored loft. Benefits on offer include full double glazing and gas central heating.



## Extras

The integrated kitchen appliances including double oven, 5-ring hob, dishwasher and fridge freezer are to be included in the sale, along with all fitted floor coverings, light fittings and window blinds.

## Gardens and Garage

Of particular note is the attractively landscaped south-facing private garden, located to the rear of the property. Thoughtfully designed with lawn and patio areas with mature flower and shrub borders, the garden offers the ideal spot to relax and entertain during the warmer months and further provides a safe space for children or pets to play. A timber shed offers storage space for garden furniture and tools. To the front of the house, a monoblocked driveway offers off-street parking for two cars and leads to the integral garage. The garage has an up and over door, power, light and water supply. In addition to the private garden, Beechmount Park benefits from attractively landscaped communal gardens exclusively used by residents, with a wide lawn and mature trees, occasionally hosting community events. The communal gardens are maintained by a residents committee at a cost of approximately £300 per year.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

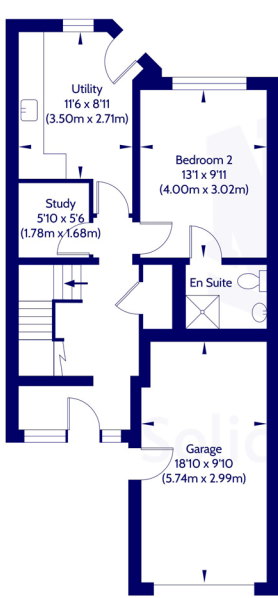
Beechmount Park is a peaceful residential cul-de-sac with attractively landscaped mature gardens in the desirable Murrayfield district of Edinburgh, approximately 2 miles west of Princes Street. A good choice of local shops and services are available within walking distance of the property and excellent public transport by bus or tram provides quick and convenient access to the city centre and surrounding areas. By car, the city bypass, Edinburgh International Airport and the central motorway network are all within easy reach and a wide choice of supermarkets are available within a short drive of the property with Craigmyle Retail Park and the Gyle Centre also nearby. A wealth of recreational facilities can be found in the vicinity including Murrayfield Stadium and Ice Rink, Corstorphine Hill Nature Reserve and Edinburgh Zoo along with Murrayfield, Ravelston and Carrick Knowe Golf Courses. Highly regarded schooling is available in the area from nursery to secondary level in both private and state sectors.



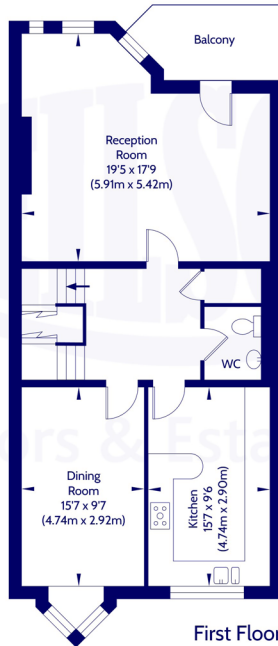
Approx. Internal Area 192.34 Sq M / 2070 Sq Ft.

Not to scale. For identification only.

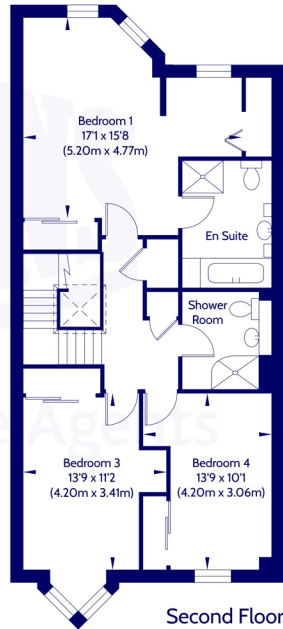
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Ground Floor



First Floor



Second Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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**South Queensferry**  
37 High Street  
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72 High Street  
Bonnyrigg

