

# KILRYMONT

6A Easter Belmont Road, Murrayfield, Edinburgh, EH12 6EX





## Rare opportunity to purchase a large detached house with great potential in grounds of about 0.47 acres on an exclusive private road

Reception hall ♦ Sitting room ♦ Dining room  
Family room ♦ Breakfasting kitchen ♦ Utility room  
and WC ♦ 4 double bedrooms (1 en suite) ♦ Family  
bathroom ♦ Balcony ♦ Driveway and parking sweep  
Delightful garden grounds ♦ Large detached double  
garage ♦ Grounds of approx. 0.471 acres  
EPC Rating = E

### LOCATION

Set on an elevated site adjoining Murrayfield Golf Course, 6A Easter Belmont Road is situated in one of Edinburgh's most desirable addresses. Accessed from Murrayfield Road, Easter Belmont Road is an exclusive, private road and home to some of the capital's finest family houses. Murrayfield has long been established as one of the most sought after suburbs of Edinburgh. Situated just over a mile from the city centre, the area is convenient for access out of town to the airport. There are excellent road links and regular buses run frequently in both directions. The area is particularly popular with families, with schools including St George's, Mary Erskine's, Stewart's Melville, Fettes College and The Edinburgh Academy all within easy reach. Nearby leisure and sporting facilities include the Murrayfield Stadium, Murrayfield and Ravelston Golf Clubs, Murrayfield Ice Rink, and picturesque walks along the Water of Leith. There is a good selection of local shops in Roseburn and the Craighleith Retail Park is a short drive away.







## DESCRIPTION

Kilrymont, 6A Easter Belmont Road has exceptional south facing grounds extending to approximately 0.471 acres in a highly sought after, private setting. The house sits at the northern end of the site, positioned to take advantage of the views. It has an enviable, almost rural outlook to the rear over Murrayfield Golf Course and far-reaching views over the north of the city towards the Forth, while there are fabulous views over the south of Edinburgh from the front. The current house would now benefit from being modernised, and it is likely that an incoming purchaser may wish to significantly remodel, extend or even demolish the current property. Subject to the necessary consents, this is a rare opportunity to create a superb family home.

The house is approached by a gated tarmac driveway which winds up the western boundary to the top of the site, where there is a substantial parking area and a large double garage. The grounds are delightful with a generous south facing lawn sloping to the private road, with borders either side, well stocked with a wide variety of mature specimen plants, shrubs and trees.

## FIXTURES & FITTINGS

All fitted floor coverings, curtains, light fittings and white goods are included in the sale.

## LISTING

The property is not listed but lies within the West Murrayfield Conservation Area.

## HOME REPORT & ENERGY PERFORMANCE.

A copy of the full Home Report and Energy Performance Certificate is available on request.



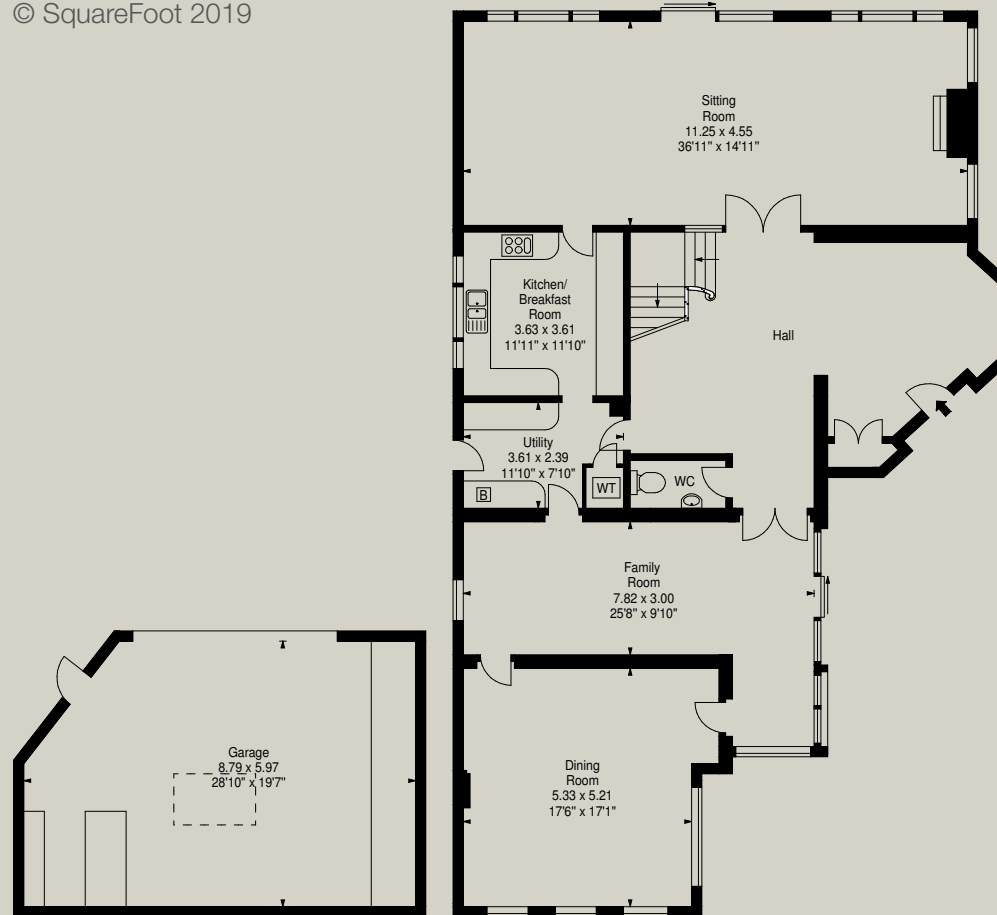
# FLOORPLANS

Gross internal area (approx) 316.60 sq.m (3408 sq.ft)

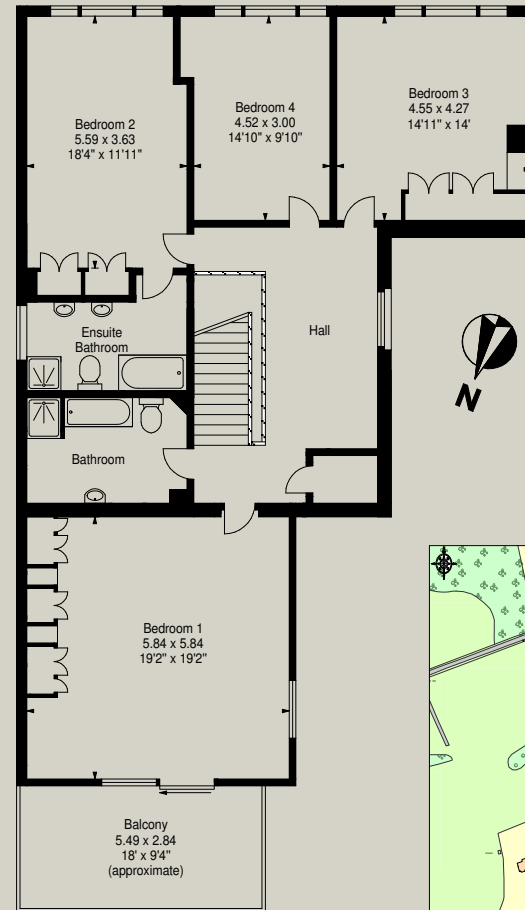
Garage gross internal area (approx) 49.14 sq.m (529 sq.ft)

For identification purpose only. Not to scale.

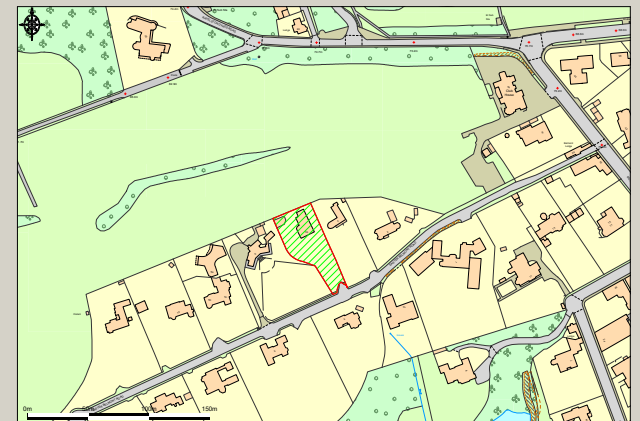
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Ground Floor



First Floor



## VIEWING

Strictly by appointment with Savills -  
0131 247 3770.

## POSSESSION

To be by mutual agreement.

## OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



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