



8 Campbell Road, Murrayfield, EH12 6DT

savills

Elegant double fronted semi detached family home in Murrayfield.

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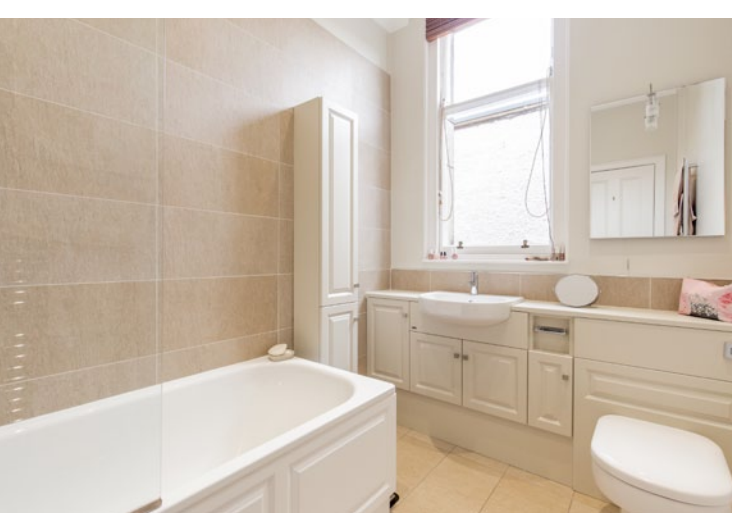


Description

8 Campbell Road is a beautifully presented double fronted semi detached family home in the highly sought after Murrayfield area of Edinburgh. The property offers spacious, bright and comfortable accommodation that is well suited to family living. With both east and west facing aspects the property benefits from plenty of natural light throughout the day. The property retains much of its original charm with many fine period features. The ground floor accommodation flows from a welcoming reception hall and of particular note is the sitting room with its beautiful west facing bay window, fine cornice work and timber mantelpiece. To the rear of the house there is a formal dining room and breakfasting kitchen with Aga. From the kitchen area contemporary stairs lead to a study in the former maids quarters.

The master bedroom is lovely and bright with its west facing bay window and views over west Edinburgh and beyond to the Pentland Hills. There are two double bedrooms to the rear of the house. There is a family bathroom and a study/snug which completes the accommodation which completes the first floor level.





There are three further bedrooms on the second floor and an additional bathroom. Throughout the house there is excellent storage space.

Externally, the front of the house is approached from the road by a gated pathway and there is a driveway providing off street parking. To the rear, there is an enclosed garden mainly laid to lawn edged by mature flower beds. There is a patio at the eastern end of the garden which provides a sheltered outdoor entertaining space. There is a gated pathway at the side of the house providing external access to the rear garden.

Location

8 Campbell Road is set within the Coltbridge & Wester Coates Conservation Area of the much sought after suburb of Murrayfield. This area is within walking distance of the city centre and Haymarket Station and is particularly popular with families being superbly positioned for schools including Edinburgh Academy, St George's, Erskine Stewart's Melville school and Fettes College. There are excellent amenities close by including the Murrayfield ice rink, picturesque walks along the Water of Leith and a good range of local shops within easy walking distance in Roseburn. There is also convenient road access to the west connecting to Corstorphine, Edinburgh Park, Edinburgh Airport and the Central Scotland motorway network.

EPC Rating E

Fixtures & Fittings All fitted carpets, curtains, light fittings, Aga and white goods are included in the sale.

Viewing Strictly by appointment with Savills - 0131 247 3770.



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Floorplans

Approximate Floor Area = 297.74 sq m / 3205 sq ft

For identification only. Not to scale.

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

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