



2 Belmont Gardens, Edinburgh, EH12 6JH

Bright and spacious two / three-bedroom semi-detached house with garden and driveway

URQUHARTS
EDINBURGH



DESCRIPTION

2 Belmont Gardens is a bright and spacious two/three-bedroom semi-detached house with garden and driveway, situated in the desirable Murrayfield and neighbouring Saughtonhall area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic potential (subject to local authority consents).

Entrance hall; living room with gas fireplace and patio doors to the conservatory / sun room; fitted kitchen with wall and base units, appliances and access to the rear patio; dining room, which could also be used as bedroom 3; two good-sized double bedrooms with built in storage/wardrobes; and a shower room.

ACCOMMODATION

Entrance hall. Living room. Dining room / Bedroom 3. Kitchen. Conservatory. Two double bedrooms. Shower room,

Gas central heating. Double glazing. Well-maintained private front, side and rear gardens, with lawn to the front and paved areas to the rear with two garden sheds. Private driveway and unrestricted on-street parking.

LOCATION

Murrayfield and neighbouring Saughtonhall are desirable residential districts, situated approximately 1 ½ miles west of the City Centre and West End. Local shops cater for everyday needs, with a large Tesco Superstore in Corstorphine and Sainsbury's supermarket at Westfield Road. More extensive shopping is available at the Craighleith Retail Park, Chesser, Gyle Shopping Centre or Hermiston Gait just a little further afield. Leisure and recreational facilities include Edinburgh Zoo, Scottish National Modern Art Galleries, Tennis Courts at Henderland Road, Ravelston and Murrayfield Golf Clubs. Murrayfield Ice Rink and Rugby Stadium is a short walk from the property, and scenic walks can be taken alongside the Water of Leith. Catchment schools for the area include Roseburn Primary and Craigmount High School, with private schools nearby including St George's School for





Girls, Stewart's Melville College and Mary Erskine School, with Edinburgh Academy and Fettes College within short distance by car/public transport. A tram stop at Balgreen Road, Haymarket train station and Princes Street are all within close proximity, offering a number of high street shops, restaurants and bars, whilst regular buses run to and from the city centre and surrounding areas and the city bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

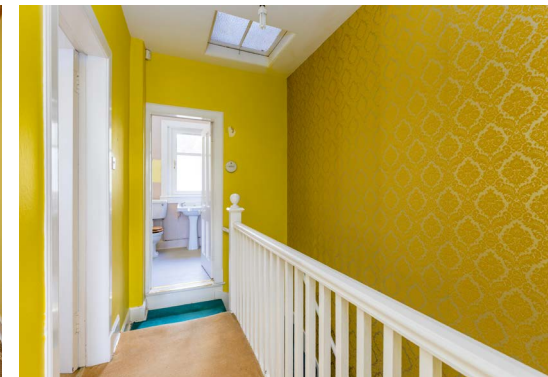
For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

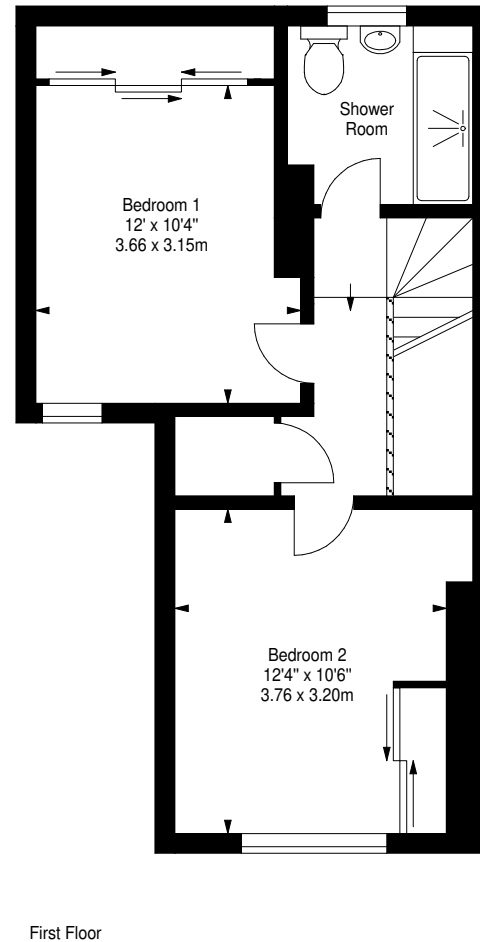
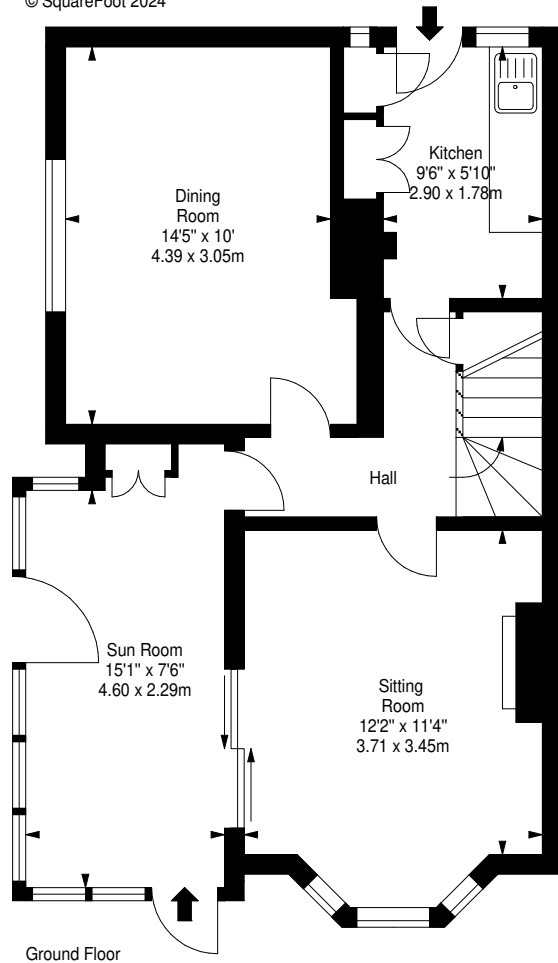
The property has an Energy Rating Category D



2 Belmont Gardens,
Edinburgh,
Midlothian, EH12 6JH



Approx. Gross Internal Area
994 Sq Ft - 92.34 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.