

Jardine Phillips  
Solicitors • Estate Agents

MURRAYFIELD

15 SUCCOTH PLACE  
EH12 6BJ



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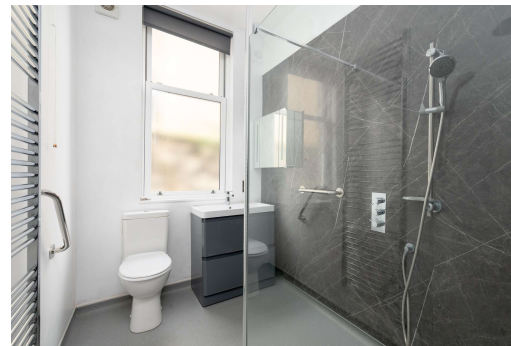
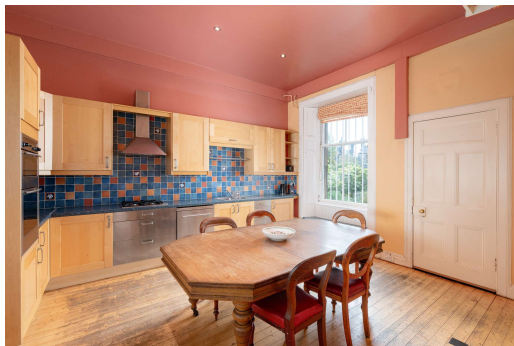


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EPC RATING: D

OFFERS OVER £1,250,000





## IMPRESSIVE, FIVE BEDROOM FOUR RECEPTION ROOM SEMI-DETACHED PERIOD PROPERTY IN PRESTIGIOUS MURRAYFIELD

Set in this highly regarded area, this substantial property has been a cherished family home for many years. Rich in original period features & architectural detail, it now offers an excellent opportunity for modernisation to suit contemporary family living with its spacious accommodation, expansive gardens & off-street parking. Within walking distance of some of the city's most renowned schools and with easy access to the city centre, it is a rare chance to own a piece of Edinburgh's history.

### AREA

Murrayfield is renowned as one of the capital's most exclusive residential areas, with its scenic views of the Pentland Hills, a location less than two miles from the bustling city centre and the home of Scottish rugby nearby. There are a great range of local supermarkets, delis, coffee shops & bars available in nearby Roseburn, whilst Edinburgh's West End with its vast array of coffee shops, restaurants, fashionable bars & independent retail outlets is also close by. There are an abundance of leisure & recreational amenities on the doorstep, including Edinburgh Zoo, the National Galleries, Murrayfield Stadium & Murrayfield Tennis Club, together with a number of golf courses. Peaceful walks are available along the Water of Leith and at nearby Corstorphine Hill. The property is in walking distance to some of Edinburgh's finest schools, including St George's School for Girls and The Mary Erskine & Stewart's Melville Schools, and the property is also in the catchment for Roseburn & St Andrew's Fox Covert RC Primary Schools and Craigmount & St Augustine's RC High Schools. Murrayfield is conveniently placed for numerous bus services, Haymarket train station and the tramline, offering speedy transport links to other parts of Edinburgh & the airport. The City Bypass and M8/M9 motorway networks are also within easy reach.

### GARDEN

Sunny south facing rear garden with expansive lawn surrounded by trees & shrubs with patio areas for sitting & relaxing

### PARKING

Well stocked front garden with off street parking in driveway, together with free on street parking

### EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, fridge, freezer, washing machine and window seats in bay windows are included in the sale.

### GENERAL

A myriad of period features including fireplaces, panelled doors, stripped wood flooring, wooden sash & case windows, working shutters, cupola, ornate cornicing, ceiling roses, original Edinburgh press cupboards & solid wood staircase & balustrades

### HOME REPORT VALUATION

£1,300,000





## PROPERTY DESCRIPTION

- Vestibule leading to a welcoming hallway with handsome staircase leading to the upper floor with cupola above
- Elegant bay windowed sitting room to rear with original fireplace & stunning outlook over the garden
- Commanding bay windowed dining room with fireplace & Edinburgh press – perfect for entertaining family & friends
- Cosy morning room with fireplace & open shelving - could easily be used as bedroom 6
- Large kitchen/dining room with wide range of fitted units and lots of space for casual dining
- Handy utility room with direct access to the garden, a store & wc
- Staircase to maid's room/bedroom 5 with sink unit – perfect for teenage children or as a home office
- Contemporary downstairs shower room with large walk-in shower, vanity sink unit & wc
- Principal bedroom quietly located to the rear, leading to

- -Ensuite bathroom with freestanding claw foot bath, vanity sink unit & wc
- Two further bay windowed double bedrooms
- Twin windowed double bedroom
- Modern bathroom with tongue & groove panelling, bath, separate shower cubicle, sink, wc & heated towel rail
- A myriad of period features including fireplaces, panelled doors, stripped wood flooring, wooden sash & case windows, working shutters, cupola, ornate cornicing, ceiling roses, original Edinburgh press cupboards & solid wood staircase & balustrades
- Annually maintained gas central heating from boiler located in the utility room, together with hot water cylinder located in the kitchen with immersion heater

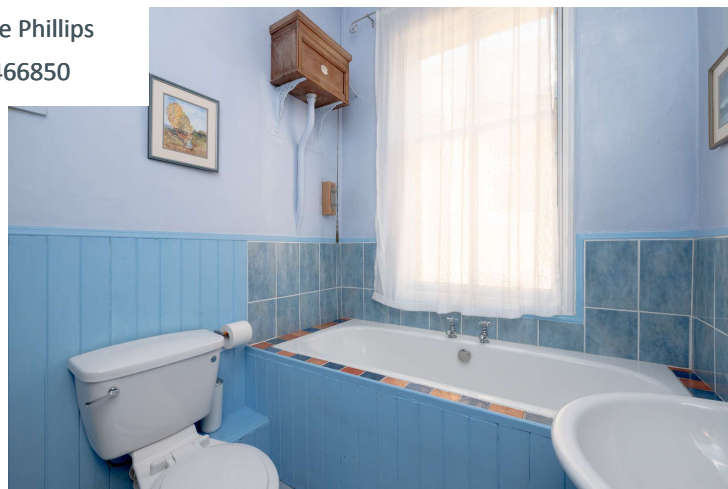
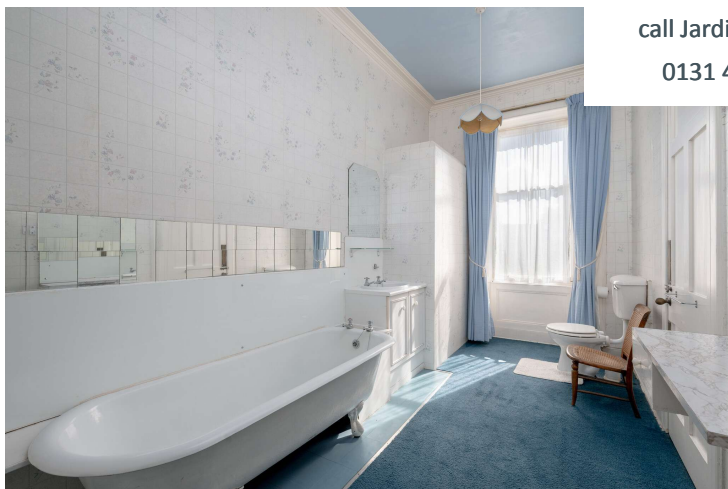


## VIEWING

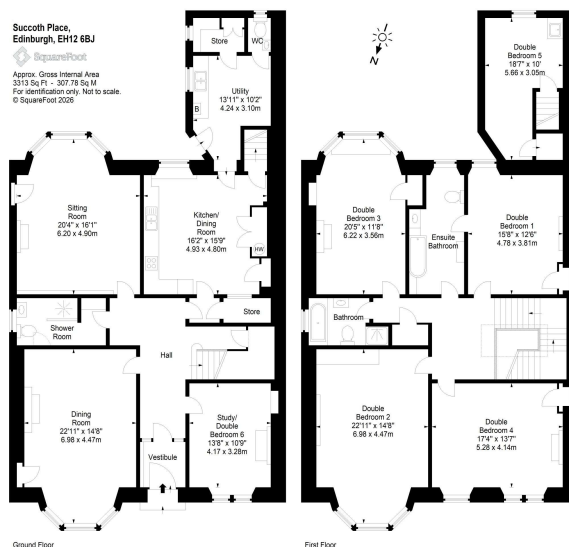
By appointment please

call Jardine Phillips

0131 4466850



|                        |                             |
|------------------------|-----------------------------|
| Sitting room           | 20'4 x 16'1 (6.20 x 4.90m)  |
| Dining Room            | 22'11 x 14'8 (6.98 x 4.47m) |
| Kitchen/dining room    | 16'2 x 15'9 (4.93 x 4.80m)  |
| Utility room           | 13'11 x 10'2 (4.24 x 3.10m) |
| Morning room/bedroom 6 | 13'8 x 10'9 (4.17 x 3.28m)  |
| Bedroom 1              | 15'8 x 12'6 (4.78 x 3.81m)  |
| Bedroom 2              | 22'11 x 14'8 (6.98 x 4.47m) |
| Bedroom 3              | 20'5 x 11'8 (6.22 x 3.56m)  |
| Bedroom 4              | 17'4 x 13'7 (5.28 x 4.14m)  |
| Bedroom 5              | 18'7 x 10' (5.66 x 3.05m)   |



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.