



Solicitors & Estate Agents



Offers Over

£525,000

76 Saughtonhall Drive

Murrayfield | Edinburgh | EH12 5TL

A beautifully presented four bedroom, extended mid terrace villa offering spacious and versatile accommodation arranged over three levels. Complemented by attractive gardens and a private driveway, this impressive family home enjoys a sought after Murrayfield setting, conveniently close to excellent local amenities, transport links and Edinburgh city centre.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band – E



Description

The entrance vestibule opens into a welcoming hallway with practical understair storage, while to the right is a bay windowed lounge. To the rear, the stylish dining kitchen is fitted with a range of sleek white wall and base units with co-ordinated worktops and subway style splashback tiling. An open archway leads into the generous family room, where a vaulted ceiling, velux windows and doors to the garden create a bright and inviting space. Together, the kitchen and family room form the heart of the home—perfect for cooking, entertaining and relaxing. A convenient utility room with a Belfast sink, pulley and garden access completes the accommodation on this level. The first floor has three double bedrooms, one with a built-in storage cupboard, together with a family bathroom featuring a crisp white suite, heated towel rail and rainfall shower. Occupying the second floor is the principal bedroom, which enjoys open views, storage and is open plan to an en-suite shower room. Further benefits include electric heating with an air source heat pump, and double glazing.



Extras

Included in the sale will be the induction hob and oven, washing machine, integrated fridge/freezer and dishwasher, and the insulated garden workshop.

Gardens and Parking

A neat front garden enhances the approach, while the large, fully enclosed, west facing rear garden is mainly laid to lawn and features raised vegetable beds and a decked area offering an ideal space to enjoy the warmer months. The property also has a private driveway with EV charging point and unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





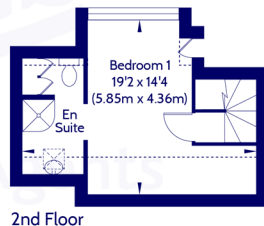
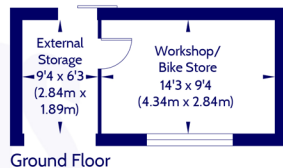
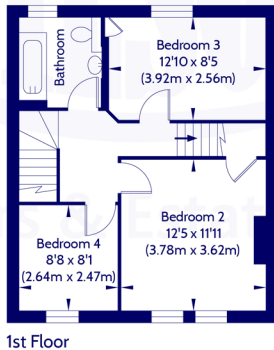
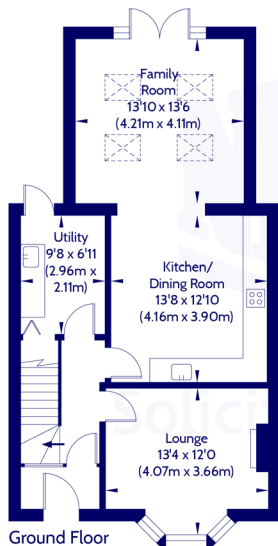
Location

Murrayfield is a highly regarded residential area lying west of Edinburgh's city centre with good public transport to the West End, Haymarket Railway Station and Princes Street. Excellent shopping and amenities are available in nearby Roseburn, Craigmile Retail Park and Corstorphine. There are many recreational facilities in the vicinity including Murrayfield Stadium, Ravelston and Carrick Knowe golf courses, Edinburgh Zoo and access to walks along the Water of Leith. Local schools cater for all age groups including private sector schooling, particularly St George's and Erskine Stewart Melville. The A8 provides good road connections to Edinburgh International Airport, the City By-pass, the major motorway networks and the Queensferry Crossing





Approx. Gross Internal Floor Area 131 Sq M / 1406 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

