



2 Belmont Gardens, Edinburgh, EH12 6JH
Offers Over £540,000



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2 Belmont Gardens, Murrayfield

A recently refurbished three-bedroom semi-detached home, set within the highly desirable Murrayfield area of Edinburgh, offering stylish modern living with a versatile layout to suit a range of buyers.

Renovated throughout, the property has been finished to a high standard, with brand-new windows, electrics and fittings, creating a fresh, contemporary home ready for its next owners to move straight into.

The open-plan kitchen and living space provides a welcoming area for everyday living and entertaining. The modern kitchen further benefits from integrated white goods, including a washing machine, fridge, freezer and dishwasher, offering a sleek finish and added convenience.

The flexible accommodation offers an exciting opportunity for buyers to adapt the layout to suit their needs. The ground-floor bedroom benefits from its own en-suite shower room and could alternatively be used as a second sitting room, making this an ideal option for downsizers, retirees or anyone seeking the convenience of ground-floor living.







The upstairs bedrooms can then provide comfortable accommodation for family members or visiting guests. Upstairs, one of the bedrooms enjoys the added luxury of a fantastic private balcony, creating a lovely spot to enjoy a morning coffee or unwind outdoors.

The first floor is further complemented by a family bathroom, while a separate ground-floor WC adds extra convenience.

Externally, the property benefits from a double driveway with an EV charging point and a well-maintained side garden, providing valuable outdoor space without excessive upkeep.







Located in the sought-after Murrayfield area, the property combines a desirable residential setting with beautifully updated interiors and versatile accommodation, making it an excellent choice for families, professionals and those looking to downsize without compromising on space or style.



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**2 Belmont Gardens,
Edinburgh EH12 6JH**

Approx. Gross Internal Area:
1011.81 Sq Ft (94 Sq M)

For identification purposes only. Not to scale.



1st Floor



Ground Floor

Murrayfield is one of Edinburgh's most desirable residential areas, located to the west of the city centre. Known for its attractive traditional architecture, leafy streets and spacious family homes, it offers a blend of established residential living, excellent amenities and convenient access to the city centre. It is particularly popular with families, professionals and buyers looking for a quieter residential setting without being too far from Edinburgh's main attractions and business districts.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.