NEILSONS

Solicitors & Estate Agents



Offers Over

£625,000

29 Beechmount Park

Murrayfield | Edinburgh | EH12 5YT

A fantastic opportunity has arisen to acquire this impressive and generously proportioned modern townhouse, quietly situated within the highly sought-after residential area of Murrayfield. Offering spacious and versatile accommodation ideally suited to modern family living, the property is presented to the market in true move-in condition. The location is particularly convenient for excellent local schools, a wide range of amenities and superb transport links, making this an ideal home for growing families.

- 4 Bedrooms
- 2 Public Rooms
- 3 Bathrooms
- Garage and Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - G



Description





Extending to over 2,000 square feet, this impressive home offers exceptionally spacious and flexible accommodation, thoughtfully arranged over three floors to suit the needs of modern family living. The first floor forms the sociable heart of the property, featuring a particularly spacious reception room with front-facing windows and doors opening onto a wonderful south-facing balcony. Across the generous landing lies a superb contemporary open-plan kitchen and dining room, fitted with a stylish range of units, integrated appliances and a central island, creating an ideal space for everyday living and entertaining. A guest WC and generous walk-in storage cupboard complete this level.

On the ground floor, there is a spacious utility room providing excellent storage and practical workspace, with direct access to the rear garden. A further double bedroom is also located on this level, benefiting from an en-suite shower room and additional built-in storage, making it ideal for guests or flexible family accommodation.

The second floor accommodates the principal bedroom, which enjoys a south-facing aspect and features a dedicated dressing area, extensive built-in wardrobe space and a luxurious en-suite shower room. There are two further well-proportioned double bedrooms, both benefiting from built-in wardrobes, together with a spacious family bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating, double glazing and excellent storage throughout.

Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine, tumble dryer, and integrated dishwasher. There are also Philips Hue smart lights throughout the property.

Gardens, Garage & Driveway

To the rear, the property enjoys a well-proportioned private garden, predominantly laid to patio and lawn for ease of maintenance, providing an ideal space for outdoor dining, relaxation and family enjoyment. To the front, a private driveway offers convenient off-street parking and leads to a garage fitted with an up-and-over door and power supply. The property further benefits from communal gardens, which are maintained by a residents' committee at an approximate annual cost of £395.

Viewing

By appointment through Neilsons (0131 625 2222).



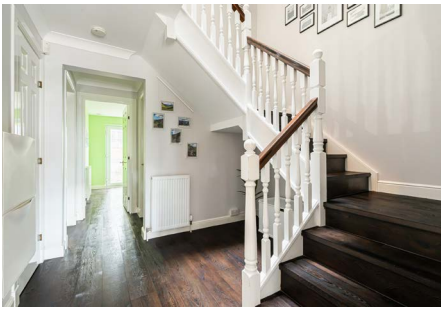






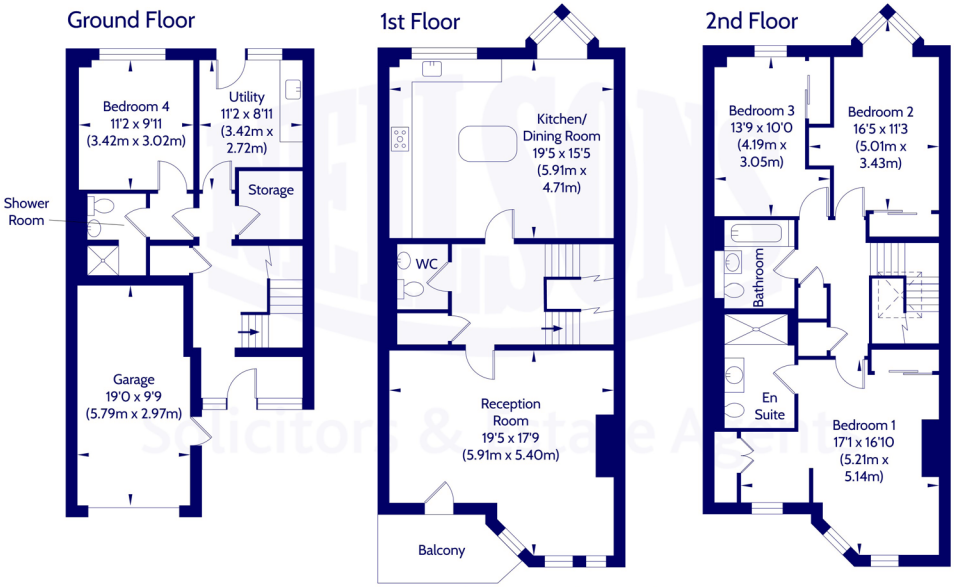
Location

Beechmount Park is a peaceful residential cul-de-sac with attractively landscaped mature gardens in the desirable Murrayfield district of Edinburgh, approximately 2 miles west of Princes Street. A good choice of local shops and services are available within walking distance of the property and excellent public transport by bus or tram provides quick and convenient access to the city centre and surrounding areas. By car, the city bypass, Edinburgh International Airport and the central motorway network are all within easy reach and a wide choice of supermarkets are available within a short drive of the property with Craigleith Retail Park and the Gyle Centre also nearby. A wealth of recreational facilities can be found in the vicinity including Murrayfield Stadium and Ice Rink, Corstorphine Hill Nature Reserve and Edinburgh Zoo along with Murrayfield, Ravelston and Carrick Knowe Golf Courses. Highly regarded schooling is available in the area from nursery to secondary level in both private and state sectors.





Approx. Gross Internal Floor Area 192 Sq M / 2062 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.

NEILSONS

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

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year