lindsays | for moving home

property.lindsays.co.uk



40 Kinellan Road,
Murrayfield, Edinburgh, EH12 6ES







Delightful four bedroom end terraced house with private double garage and garden

4 Bed 3 Bath 3 Reception

A delightful end terraced house with a private double garage, south facing roof terrace and easily maintained courtyard garden, which is enviably located in a highly regarded and sought after residential area. The property, which would now benefit from modernisation and upgrading, offers excellent potential to create a wonderful family home. This privately positioned property provides spacious and flexible family accommodation over three and a half floors. On entering the property there is an entrance vestibule, a cloakroom and WC, a hall landing and a useful utility room. Stairs lead down to a large kitchen/family room which provides direct access to the private rear courtyard garden, a large formal dining room and a double bedroom with en-suite bathroom. On the first floor there is a generous sitting-room with fireplace and two double bedrooms with a Jack and Jill en-suite bathroom. On the second floor there is a well-proportioned principal bedroom with en-suite bathroom and direct access to a superb south facing private roof terrace , which enjoys views to the Pentland Hills. The property benefits from double glazing and excellent storage. To the rear of the property is an easily maintained courtyard garden which is ideal for entertaining and steps leading down to the double garage with secure private parking and storage. Vehicular access to the double garage is by way of secure gates from Murrayfield Road. An early viewing is highly recommended. Please note no warranty is given for the systems and appliances - they are sold as seen.

Features

- Entrance vestibule
- Hall
- Sitting room
- Spacious kitchen/family room which gives access to private rear garden
- Formal dining room
- Useful utility room
- Cloakroom/WC
- Principal bedroom with en-suite bathroom and direct access to private south facing roof terrace
- Three further well proportioned bedrooms
- Two further bathrooms
- Double glazing
- Private double garage
- On street parking
- EPC Rating C

Offers Over £725,000

Kinellan Road,
Edinburgh, EH12 6ES

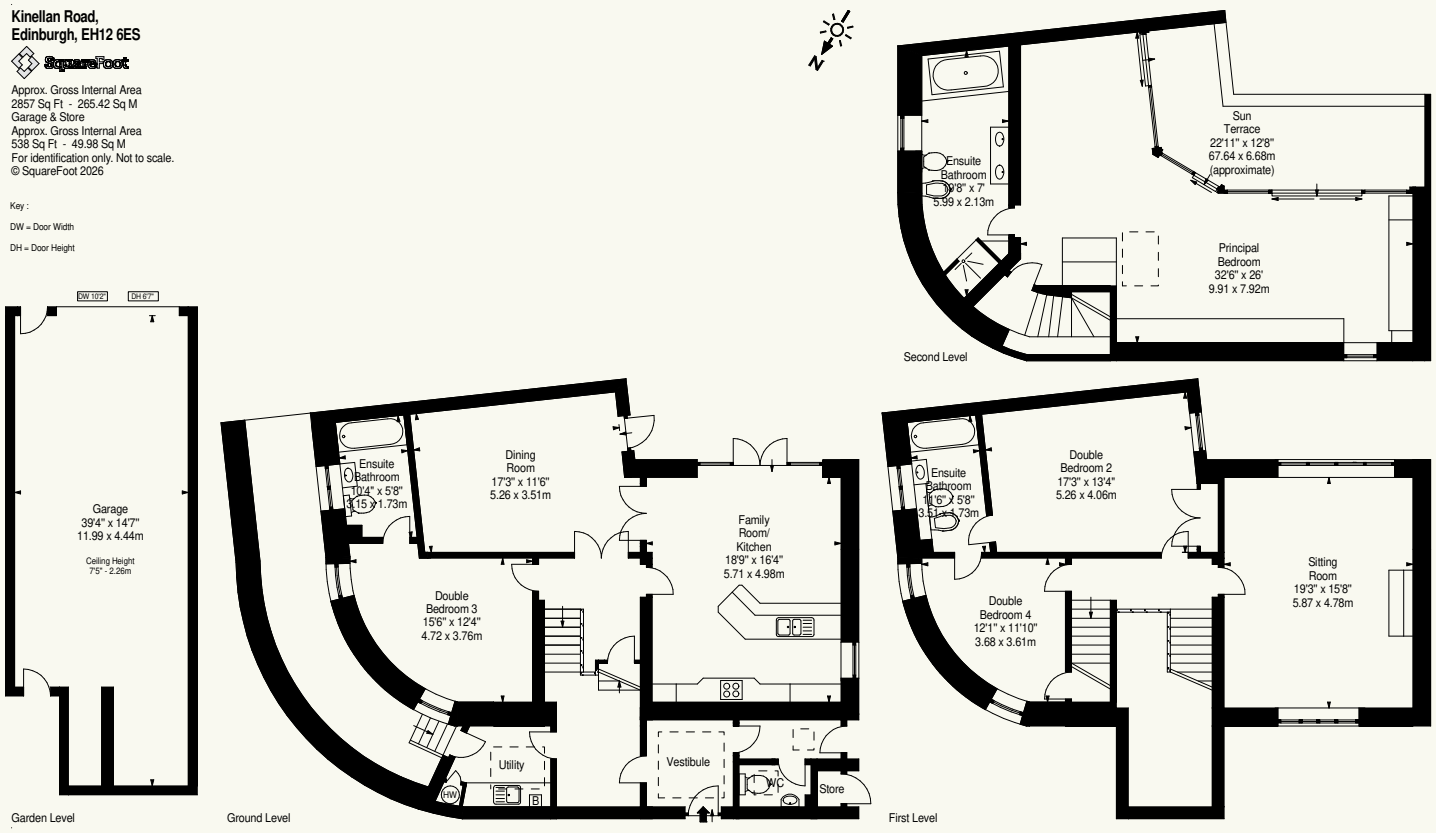
SquareFoot

Approx. Gross Internal Area
2857 Sq Ft - 265.42 Sq M
Garage & Store
Approx. Gross Internal Area
538 Sq Ft - 49.98 Sq M
For identification only. Not to scale.
© SquareFoot 2026

Key :

DW = Door Width

DH = Door Height









Murrayfield is a highly regarded and fashionable residential area lying approximately one mile west of Edinburgh city centre. The area provides local convenience shopping while within comfortable walking distance of Edinburgh's West End and Princes Street. There are also many recreational facilities in the vicinity and frequent public transport service (particularly the 100 Airport service) operates to many parts of the city. For commuters, Haymarket Railway Station is within walking distance and the city by-pass linking with major motorway networks is easily accessible.

FOR VIEWING:

By appointment only

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.