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sneddons S.S.C.
solicitors & estate agents



15 Beechmount Park, Edinburgh

Offers Over £510,000

- End Terraced Family Home
- 3 Double Bedrooms
- En Suite Bathroom
- Split Level Accommodation
- Desirable Location
- Spacious Garage
- Garden
- Early Viewing Essential



15 Beechmount Park, Edinburgh

Description

15 Beechmount Park is a spacious end of terrace family home situated in a highly sought after development in the popular Murrayfield area. Ready for immediate occupation it also offers creative scope for future enhancements. The formal dining room, currently also used as a cinema room, has the potential, if desired, to be combined with the kitchen into one large open plan area offering flexible and adaptable facilities suited to the modern style of family living. Opened up in this way the through connections with the conservatory could also provide additional and impressive entertaining capabilities.

Two lovely features adding character and quality to the indoor ambience of the property are the split level nature of the accommodation and the aspect of airy openness and light gained from the large cupola roof-light. It further benefits from gas central heating, double glazing, good storage throughout and off street parking.

Accommodation

The property is entered from the front into the reception hallway which then gives access to the first level. This level comprises a spacious fitted kitchen with ample base and wall units, complementary work tops, double oven and gas hob. Integrated appliances include washing machine, dishwasher and fridge freezer. The kitchen and formal dining room both give access to the conservatory. A WC is also located on this level. The Second level houses the spacious and naturally bright lounge which has a featured fire place as the focal point and is open plan to a dining area. The balcony is accessed from the dining area.

The Third level houses two double bedrooms both with built in wardrobes. The bathroom has a shower above the bath.

The master bedroom is on the top level and has two built in wardrobes, dressing area and an en suite bathroom with a separate shower

Outside

Externally there is a garden to the rear which can be accessed from the side and the conservatory. It is primarily laid to grass and has a mixture of mature bushes and shrubs.

There is a mono blocked driveway giving off street parking and access to the good sized garage

Local Area

Murrayfield is a highly regarded residential area lying west of Edinburgh city centre close to the excellent amenities of Edinburgh's West End and Princes Street with further shopping available at Craighleith Retail Park and the Gyle Shopping Centre. There are many recreational facilities in the vicinity including Murrayfield Stadium, Murrayfield Ravelston and Carrick Knowe golf courses, an ice rink and Edinburgh Zoo. Local schools cater for all age groups including private sectors schooling, particularly Mary Erskine, St George's and Stewart's Melville. There are excellent bus services to the city centre and Haymarket Station is a short distance away. The A8 provides good road connections to the city by-pass, the major motorway networks and the Forth Road Bridge.

Lounge/Diner

5.23m x 5.94m (17'2" x 19'6")

Kitchen

4.94m x 2.90m (16'2" x 9'6")

Formal Dining Room

4.65m x 2.88m (15'3" x 9'5")

Conservatory

3.04m x 5.98m (10'0" x 19'7")

WC

1.84m x 1.30m (6'0" x 4'3")

Master Bedroom

4.66m x 3.74m (15'3" x 12'3")

Dressing Area

1.76m x 1.90m (5'9" x 6'3")

En Suite Bathroom

2.90m x 2.08m (9'6" x 6'10")

Bedroom 1

4.28m x 2.70m (14'1" x 8'10")

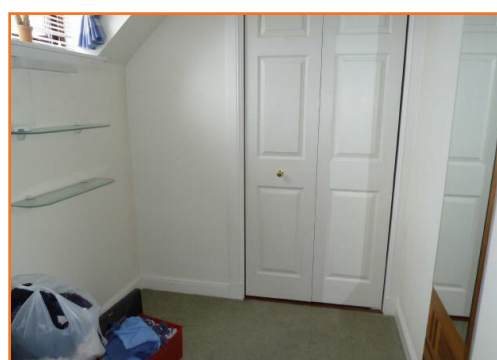
Bedroom 2

4.28m x 2.43m (14'1" x 8'0")

Bathroom

2.34m x 1.80m (7'8" x 5'11")

New room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
Scotland		63	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(12-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		55	69
EU Directive 2002/91/EC			

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If you have a property to sell then why not take advantage of our FREE VALUATION service - contact us for a no obligation appraisal of your property.

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