

Thorntons

The right way to move



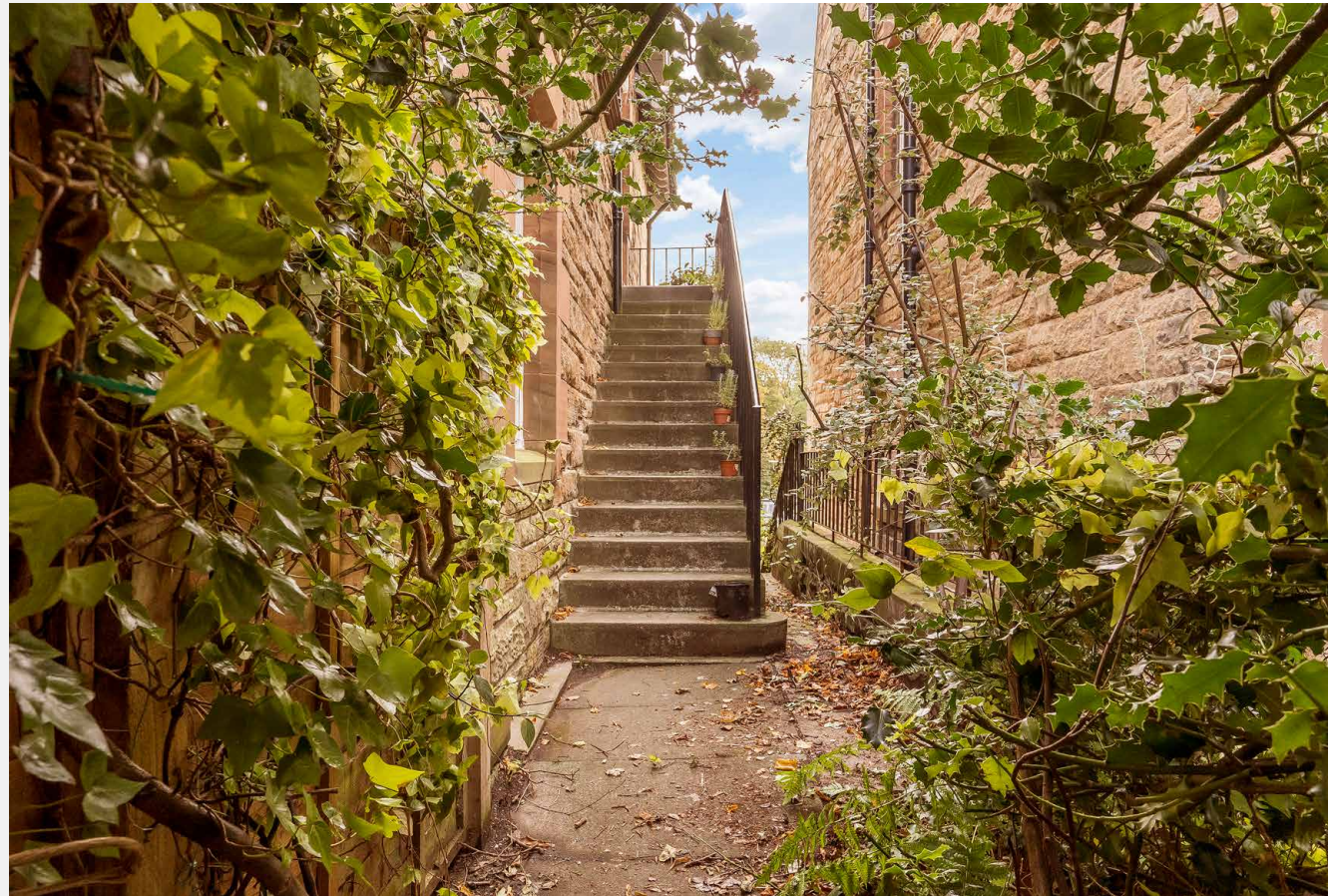
24a, Coltbridge Terrace, Murrayfield, Edinburgh, EH12 6AE

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24a, Coltbridge Terrace

Enviably located in Murrariumfield, within the desirable Coltbridge and Wester Coates conservation area, this traditional main-door upper villa boasts scenic, far-reaching views, beautiful period interiors, notable, retained features, and classically-proportioned accommodation. Offering two double bedrooms, two reception rooms and a dining kitchen, the well-presented property promises an outstanding city abode, within easy reach of the city centre and on the doorstep of some its most picturesque, open green spaces.



Features

- Traditional main-door upper villa
- Exclusive Edinburgh district
- Set within conservation area
- Welcoming entrance hall
- Elegant formal dining room
- Dual-aspect breakfasting kitchen
- Bay-windowed living room
- Two generous double bedrooms
- Impressive four-piece bathroom
- Controlled, permit parking (Zone B9)
- Gas central heating





An external stone staircase rises up to the home's private front door. On opening the door, you step, under a magnificent archway, into a welcoming entrance hall, defined by a lofty ceiling, intricate cornicing, and original pine flooring. From here, a staircase, framed by an elaborate, timber balustrade, leads up to a central reception area (with storage) leading openly into a dining room.

Flooded with natural light from twin sash-and-case windows and a feature skylight, the spacious reception room provides an elegant setting for formal dining and entertaining, and enjoys convenient, direct access to the flat's well-appointed kitchen. Traditionally-styled, the bright, dual-aspect kitchen boasts a built-in pantry, good cabinet storage and workspace, and further accommodates an integrated raised double oven, a gas hob and, an extractor hood, as well as space for a freestanding dishwasher, a fridge/freezer, and a washing machine. A large, period window yields open, far-reaching views, providing a stunning backdrop for breakfasts and casual meals.

At the opposite side of the reception hall, a living room is the essence of period grandeur, with its classical proportions, exquisite cornicing, and west-facing, wood-panelled bay window. A rustic brick fireplace adds character and practicality.

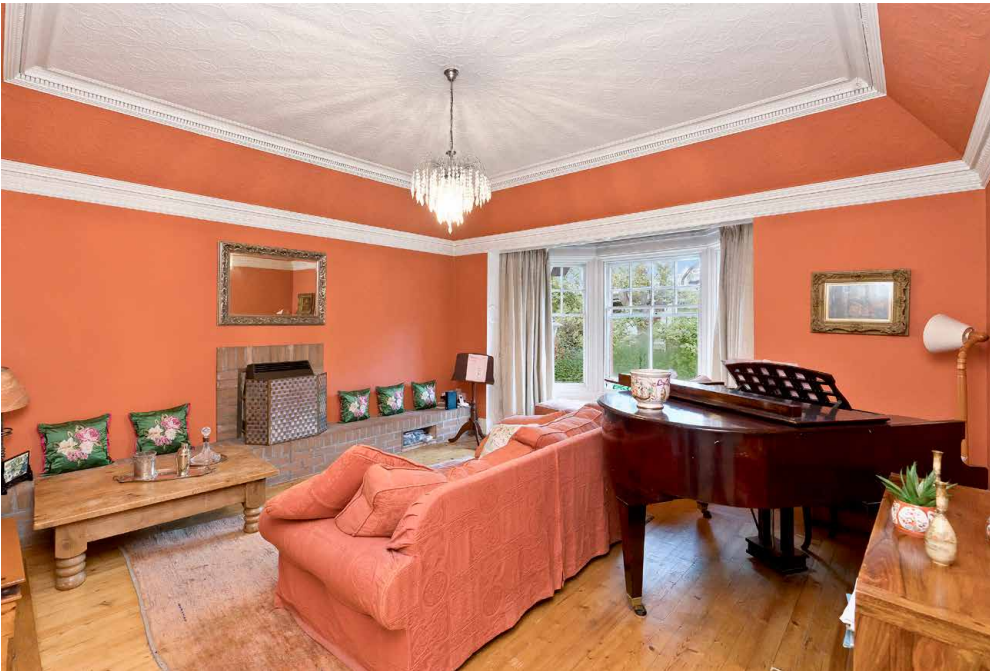
Displaying the delightful, period characteristics of the living accommodation, the home's two double bedrooms enjoy generous fitted storage, and offer an abundance of floorspace for freestanding bedroom and home office furnishings. Whilst the main bedroom enjoys a leafy, front-facing aspect, the remaining bedroom captures a panoramic view towards the Pentland Hills.

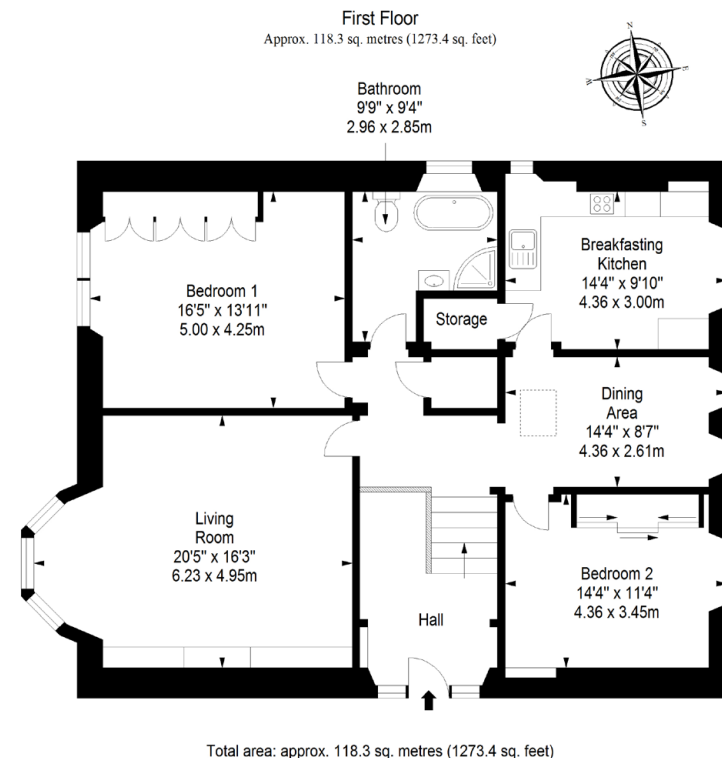
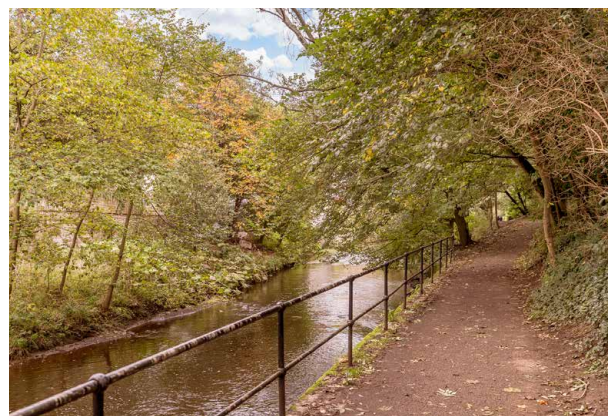
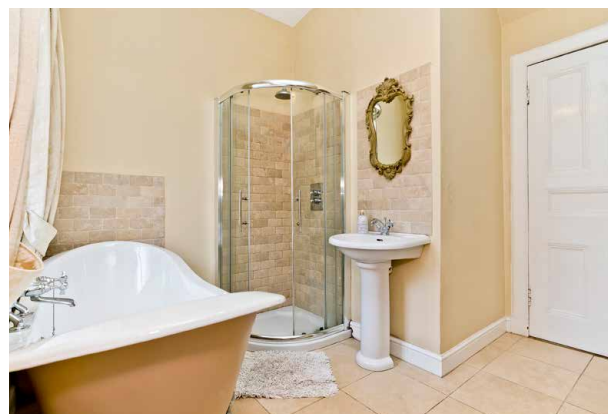
Finally, a four-piece bathroom features a freestanding, claw-foot, roll-top bath, a corner shower enclosure with a rainfall shower, a WC, and a pedestal sink. Gas central heating is found throughout.

Externally, controlled parking is available in the area with a residents' permit (Zone B9).

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings and integrated kitchen appliances. The freestanding dishwasher, fridge/freezer and washing machine may be available by separate negotiation.

EPC Rating: F





Murrayfield, Edinburgh

Laying claim to the home of Scottish Rugby, Murrayfield is also renowned as one of the capital's most exclusive residential areas. With its scenic views of the rugged Pentland Hills and nearby Corstorphine Hill, it's hard to believe this leafy location is less than two miles from the bustling city centre. A range of supermarkets, independent shops, takeouts and charming pubs can be found in the immediate area, whilst Edinburgh's West End with its high-end restaurants, fashionable bars and boutiques are also close by. Set beside the picturesque Roseburn Park, the BT Murrayfield Stadium hosts a variety of sporting events and music concerts, whilst the area also benefits from a tennis club and prestigious golf courses. Murrayfield falls within the catchment area for several excellent state schools and lies close to some outstanding private schools, namely The Mary Erskine School, St George's School for Girls and Stewart's Melville College. Due to its westerly position, Murrayfield is conveniently placed for swift access to Haymarket train station and the tramline offering speedy services to Edinburgh Airport. The Edinburgh City Bypass and M8/M9 motorway network is also within easy reach.

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