



5a ST MARGARETS ROAD  
Greenhill, Edinburgh, EH9 1AZ





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## Offers Over £685,000

Viewings by appointment through selling agents on 0131 447 4747

### GENERAL DESCRIPTION

Retaining a wealth of period features and occupying an impressive plot in the peaceful and sought-after residential area of Greenhill, this substantial six/seven bedroom upper villa provides spacious and versatile accommodation with garage and off-street parking. The property benefits from two separate entrances, each accessed via separate areas of private garden which then lead into different parts of the main accommodation. The front entrance is via a set of outside steps leading to the porch. To the rear of the property is a stunning south-facing drawing room with a magnificent bay-window that floods the space with warm morning light. To the front is an impressive dining hall and a separate kitchen/breakfast room, both of which overlook St Margarets Road in front of the property. To the rear of the property are the master and second bedrooms. South-facing again, these rooms are both well proportioned and the second bedroom is currently used as a family room. There are two further bedrooms in this section of the property, together with a family bathroom with free-standing roll-top bath and a small utility room. A short corridor and small flight of steps leads across the property to three further bedrooms and a staircase down to the ground floor. Bedroom six is currently used as a study and overlooks the gardens to the rear, whilst bedrooms five and seven would both make ideal children's bedrooms. At the foot of the stairs on the ground floor there is a large room currently used as a gym/store room, and a separate shower room with WC, together with a door that leads out to the garden and street.

Externally the property benefits from two separate areas of private gardens and off-street parking in front of a single garage. The gardens are well-stocked with a variety of mature plants and trees and there is ample space for dining if required. There is an extensive loft space, ripe for conversion, which could provide further accommodation if desired, subject of course to the necessary consents being obtained.

The property is presented to a good standard throughout and retains a wealth of charming period features such as cornicing and large panel sash windows. There is gas central heating and the majority of the public rooms and bedrooms have gas fireplaces with original surrounds. The property provides an impressive amount of lateral accommodation, whilst retaining the superb proportions of a substantial family house.

- Two Separate Entrances
- Ground Floor Entrance Hall with Store Room & Shower Room
- First Floor Entrance Vestibule with Storage
- South-Facing Drawing Room with Bay-Window
- Impressive Dining Hall
- Kitchen/Breakfast Room
- Family Room/Second Bedroom
- Master Bedroom
- Five/Six Further Bedrooms
- Study/Sixth Bedroom
- Family Bathroom
- Shower Room
- Utility Room
- Gym/Store Room
- Two Separate Areas of Private Garden
- Garage
- Off-Street Parking
- Gas Central Heating





## LOCATION

St Margarets Road is a peaceful residential street in the sought-after Greenhill area of Edinburgh, situated to the south of Edinburgh city centre and within easy reach of an extensive selection of amenities in nearby Bruntsfield and Morningside. The property is within easy reach of the charming shops and pavement cafes of Bruntsfield Place, where there are a number of everyday amenities including small convenience stores, banks and a post office, whilst in Morningside there is Waitrose, M&S Food and a Tesco Express, together with a number of other coffee shops and restaurants. In addition, the sights and sounds of Edinburgh city centre are only a bus ride away. There are a number of excellent schools in the area at both primary and secondary level, as well as a doctors and dentist. Local recreational facilities include the Meadows and Bruntsfield Links for a leafy stroll or morning run, with several excellent golf courses and the (soon to be re-opened) Royal Commonwealth Pool also within easy reach. The motorist can find easy access to the A702 for routes out of town to the city bypass, which in turn links to the wider motorway network, Edinburgh Airport and Forth Road Bridge for routes north.

## ACCOMMODATION

### FIRST FLOOR

HALL	11'2 x 6'9	(3.40m x 2.06m)
DRAWING ROOM	19'7 x 15'9	(5.97m x 4.80m)
DINING ROOM	25' x 18'10	(7.62m x 5.74m)
KITCHEN/BREAKFAST ROOM	15'9 x 12'8	(4.80m x 3.86m)
FAMILY ROOM/BEDROOM TWO	15'9 x 14'0	(4.80m x 4.27m)
MASTER BEDROOM	15'8 x 15'3	(4.78m x 4.65m)
BEDROOM THREE	12'5 x 10'11	(3.78m x 3.33m)
BEDROOM FOUR	10'11 x 8'9	(3.33m x 2.67m)
BEDROOM FIVE	15'4 x 13'2	(4.67m x 4.01m)
BEDROOM SIX/STUDY	11'6 x 10'1	(3.51m x 3.07m)
BEDROOM SEVEN	12'8 x 9'7	(3.86m x 2.92m)
BATHROOM	12'7 x 6'9	(3.84m x 2.06m)

### GROUND FLOOR

ENTRANCE HALL		
GYM/STORE ROOM	11'7 x 10'8	(3.53m x 3.25m)
SHOWER ROOM & WC	6'10 x 4'0	(2.08m x 1.22m)

## NOTE

Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and /or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

### AMENITIES

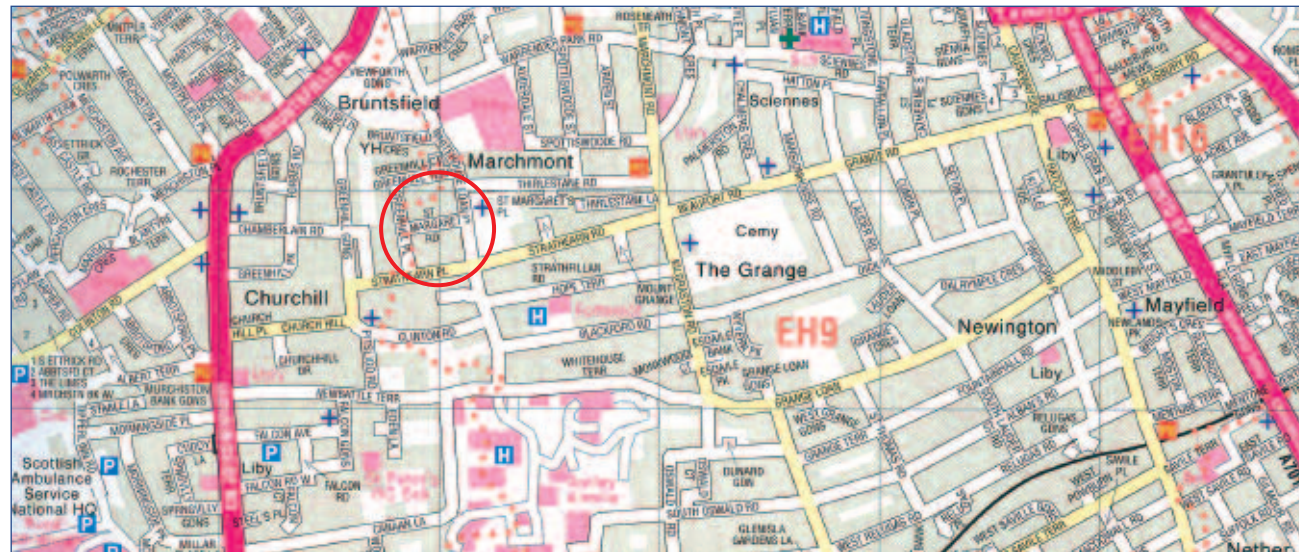
Council Tax Band – G

Airport – Approximately 8.0 Miles (Via Haymarket and the A8)

Trains – Approximately 1.3 Miles (Edinburgh Waverley Station)

Buses – Within walking distance (Strathern Road & Bruntsfield)







76-80 Morningside Road, Edinburgh EH10 4BY Tel: 0131 447 4747 Fax: 0131 447 9555 DX 237 Edinburgh 1  
also at: 1 Atholl Crescent, Edinburgh, EH3 8EJ. Tel: 0131 221 6900 Fax: 0131 221 6949  
[huntersresidential.co.uk](http://huntersresidential.co.uk)



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