

MARCHFIELD HOUSE

EDINBURGH • EH4





MARCHFIELD HOUSE

A stunning detached Georgian house within easy reach of the city centre

Ground Floor: Vestibule and hall • Drawing room • Dining room • Sitting room • Kitchen • Breakfast/Living room • Study • Utility room • WC • Storage cupboards

First Floor: Master bedroom with en suite bathroom • 2 further double bedrooms • Family bathroom

Second Floor: 2 double bedrooms • Snug/6th bedroom • Family bathroom

Outside: Private driveway and parking • Large garden • Garden store/Coal shed





Situation

Marchfield House is situated in a highly sought after residential area of Edinburgh down a small peaceful lane, about two miles to the west of the city centre. There are excellent local shopping amenities within walking distance including Tesco and Boots, with further facilities, including Marks & Spencer and Sainsbury's, available at Craighleith Retail Park. The property is well situated for access to the city centre, the City Bypass, the Forth Road Bridge and all main arterial routes. The area is well served by a variety of bus routes to the city centre. There is easy access to Edinburgh's International Airport, Edinburgh Business Park, The Gyle shopping centre and the Royal Bank of Scotland at Gogarburn.

Cargilfield School, Erskine Stewart's Melville Schools, Fettes College, The Edinburgh Academy and St George's School for Girls are all nearby. The property is also in the catchment area for Davidson Mains Primary School, Fox Covert Primary School, St Augustine's RC and The Royal High School. Nearby recreational facilities include the Royal Botanic Garden, Inverleith Park, Barnton Tennis Club, The Royal Burgess, Murrayfield, Bruntsfield and Ravelston Golf Clubs and the open spaces of Corstorphine Hill.



Description

Marchfield House is a handsome detached Georgian house offering flexible and spacious accommodation over three floors as well as a wonderful garden. The style of the house gives the feeling of country living, yet within easy reach of the city centre, making it the perfect family home.

The private driveway opens up to the large parking area in front of the house. From here, you get an immediate impression of the style of the house and the beautiful architecture. The front door opens in to the central hall, which gives access to the main living accommodation on the ground floor. Running the full depth of the house is the glorious drawing room, originally built as a music room. The proportions are on a grand scale and the room is ideally suited for entertaining. The high ceiling is combined with huge windows, which flood the room with light, as well as a pretty Adam fireplace.

To the front of the house, further entertaining space is provided by the dining room and family sitting room. Both rooms have a lovely cosy atmosphere, with sash windows and handsome fireplaces. To the rear of the house is the kitchen, which connects to the breakfast/living area. The kitchen features an Aga as well as ample storage. The breakfast/living room incorporates extensive glass, offering a lovely view of the garden and bringing excellent natural light in to the house. Subject to the usual planning consents, there is potential to open up the kitchen and breakfast/living room to create a large open plan space. Also on the ground floor is a good sized study, utility room and a WC.

An attractive, original stone, curved staircase leads to the first floor and the master bedroom. This room is a lovely size with south and east facing windows, ensuring plenty of light. The room features an en suite bathroom with his and hers sinks. Also on this floor are two further double bedrooms, both with built in wardrobes, and the family bathroom with separate bath and shower units.





The curved staircase continues to the second floor, which provides further bedroom accommodation, ideally suited to families with children. There are three double bedrooms, one of which is currently used as the children's snug, and a bathroom.

Outside there is a lovely garden. The main lawn is west facing and is lined with mature trees and shrubs. There is also a sunny terrace for outside dining. There is an outside garden store/coal shed, with a WC. There is ample parking to the front and side of the house.

This is a rare opportunity to acquire a beautiful family house within a stone's throw of the city centre. Full of charm and character, this is a truly delightful property.

Services and Council Tax

The house is served by mains gas, electricity, water and drainage. The property is in Council Tax band H. C listed.

Deposit

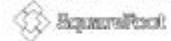
A non-refundable 10% deposit will be due on conclusion of missives.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.

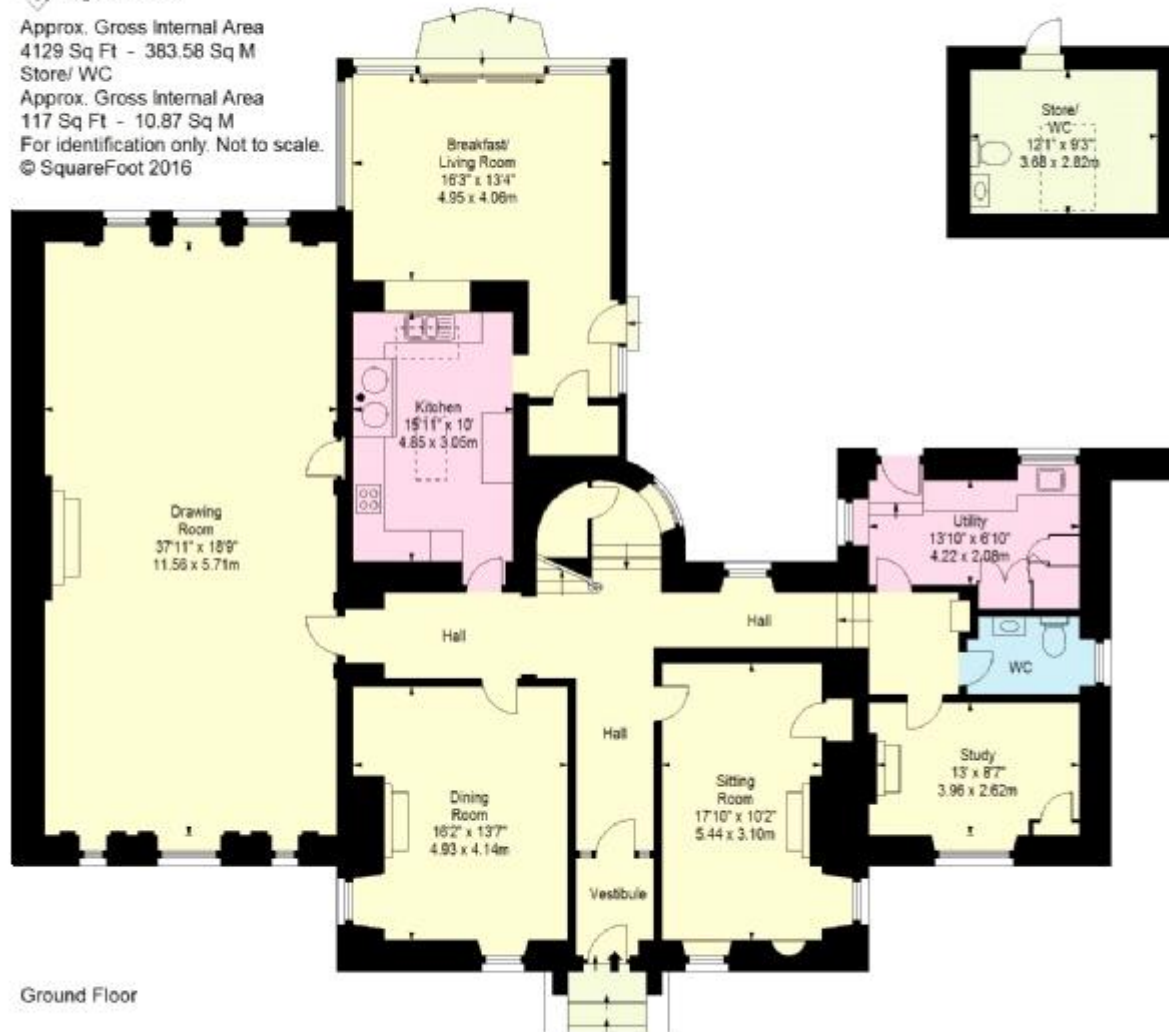


**Marchfield House,
Corbiehill Park,
Edinburgh,
Midlothian, EH4 6EQ**



Approx. Gross Internal Area
4129 Sq Ft - 383.58 Sq M
Store/ WC

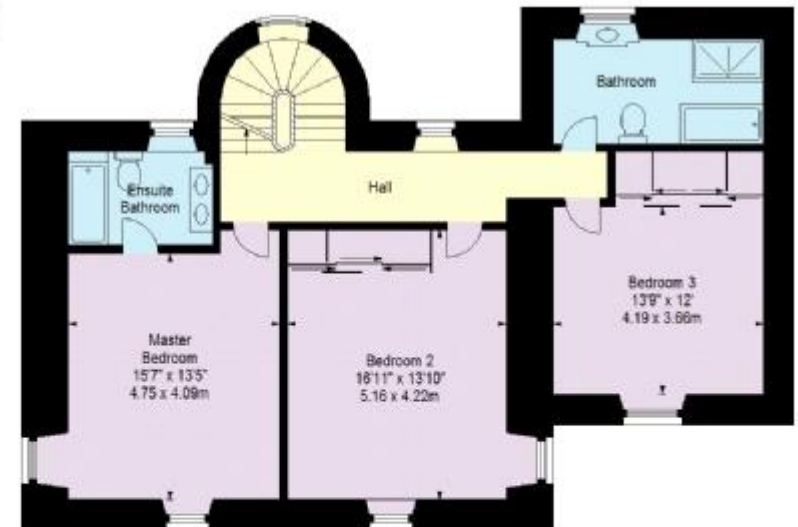
Approx. Gross Internal Area
117 Sq Ft - 10.87 Sq M
For identification only. Not to scale.
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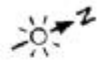
Ground Floor

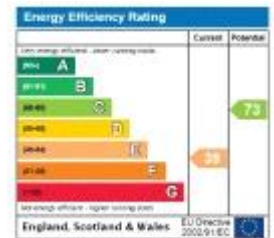


Second Floor



First Floor





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