



8 EASTER BELMONT ROAD

8 Easter Belmont Road, Edinburgh, EH12 6EX

[VIEW VIDEO HERE](#)



6 BEDROOMS



5 LIVING SPACES



5 BATHROOMS



 RETTIE



8 EASTER BELMONT
ROAD



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A substantial and much-loved detached family home extending to 5,777 sq ft, set within exceptional landscaped gardens on one of the most exclusive and discreet residential addresses in Edinburgh.

Situated on the eastern slopes of Corstorphine Hill Local Nature Reserve, 8 Easter Belmont Road represents a rare opportunity to acquire a generational family home in a location that combines outstanding privacy, panoramic views, and easy access to some of Edinburgh's top schools.

The property has been lovingly maintained by the same family for over 40 years and now comes to market for the first time in decades. Offered in very good order throughout, it is clear that the house has been meticulously cared for. It offers the incoming purchaser the opportunity to enjoy the existing accommodation from day one, while modernising over time to meet the needs of modern family life.





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SUMMARY OF ACCOMMODATION

The property is set over three floors and extends to 5,777 sq ft, offering exceptionally flexible and well-balanced accommodation ideal for both formal entertaining and everyday family living.

GROUND FLOOR

A welcoming entrance hall sets the tone for the house, offering excellent natural light and generous proportions. To the front, a superb drawing room with large, curved window enjoys peaceful views over the immaculate landscaped front garden. Adjoining the drawing room is a more formal wood-panelled dining room, a perfect setting for special occasions.

To the rear, the heart of the home lies in the open-plan kitchen, living and informal dining room, opening into a bright and airy conservatory with garden access - an ideal everyday living space.

Also on this level is a double bedroom, a nursery, a well-appointed shower room, two useful utility cupboards, a utility/laundry room, and internal access to the integral double garage.





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SUMMARY OF ACCOMMODATION

FIRST FLOOR

The principal bedroom suite is a real feature - generous in scale with a full en suite bathroom and a peaceful outlook over the front garden. There are two further double bedrooms, each with their own en suite bathrooms, and two additional double bedrooms, ideal for children, guests, or home working. A large, open multi-purpose office or living space offers access to a balcony, enjoying elevated views.



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SUMMARY OF ACCOMMODATION

SECOND FLOOR

The top floor offers a wonderful games room with a dramatic outlook, perfect for teenagers, entertaining or simply a retreat space. This level also benefits from a bathroom and access to a private roof terrace - a truly special vantage point with knock-out views.

Additional accommodation includes a garden store and boiler room, both accessed externally.



FLOOR PLANS

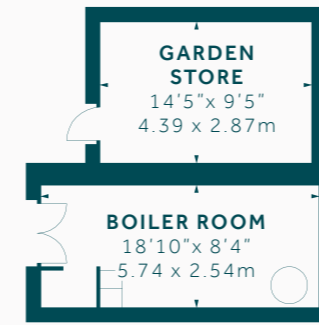
APPROX GROSS INTERNAL AREA

5,777 ft² | 536.68 m²

For illustrative purposes only, Not to scale.

GARDEN STORE & BOILER ROOM

311 ft² | 28.89 m²



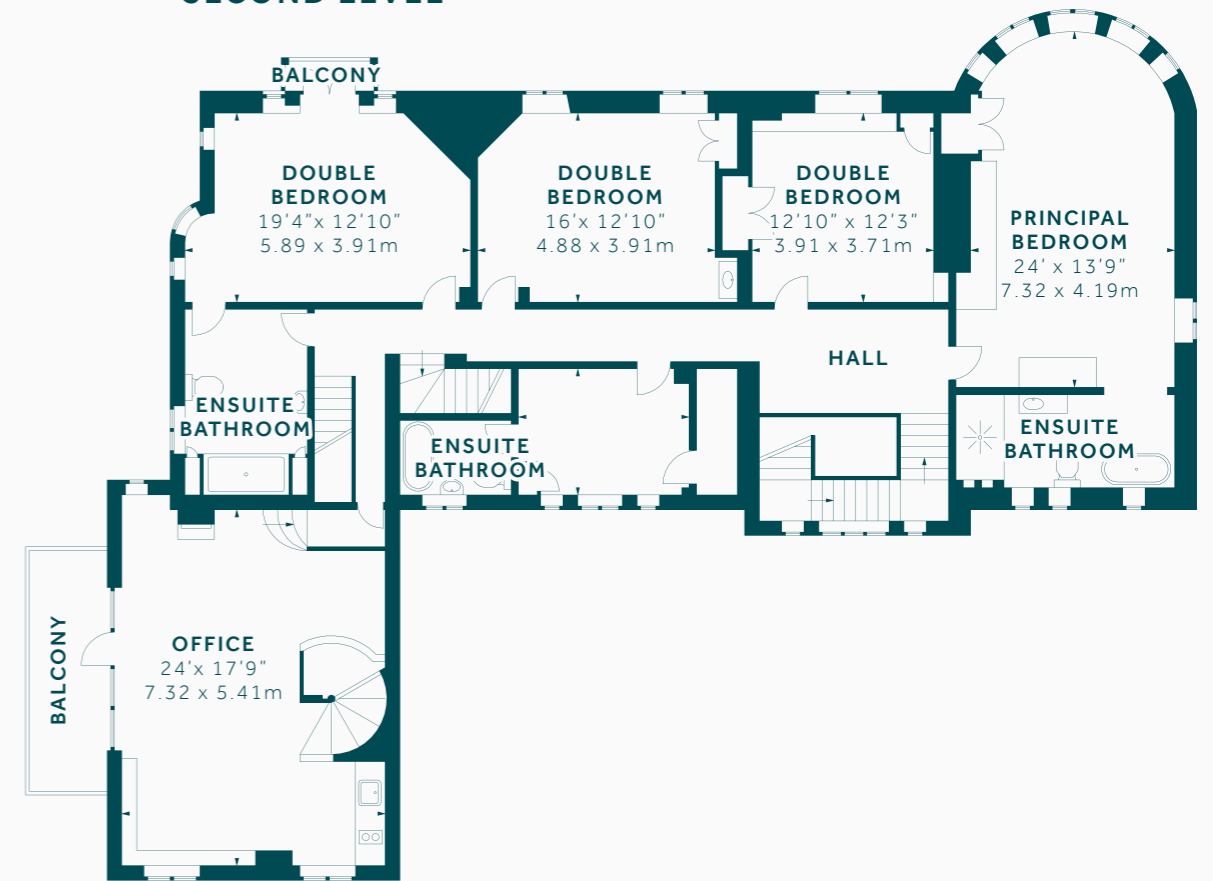
GARDEN LEVEL



SECOND LEVEL



GROUND LEVEL



FIRST LEVEL



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SUMMARY OF ACCOMMODATION

GARDEN GROUNDS

The property is set within beautifully landscaped garden grounds, meticulously maintained and designed to offer year-round colour, structure, and interest.

The majority of the garden lies to the front, where a formal, symmetrical lawn is framed by mature planting and enjoys excellent privacy. A tiered water feature, where one pond cascades gently into another, adds a sense of serenity, while a trampoline area, finished with bark for a softer landing, makes the space ideal for family living.

To the side and rear, mature borders provide seasonal variation and screening, while a sweeping driveway curves elegantly up and around the house to a generous turning circle and direct access into the double garage, creating an impressive sense of arrival.

From the kitchen/living area, patio doors lead directly out to a sheltered terrace, perfect for al fresco dining or evening drinks, all in the most peaceful and secluded of settings.

Unusually and helpfully, there is an additional driveway from Easter Belmont Road up the east-most side of the house into a private driveway for two vehicles. This is an ideal access for teenage children, older family members, or live-in help..





8 EASTER BELMONT
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FETTES
COLLEGE

THE GRANGE
CLUB

THE EDINBURGH
ACADEMY

CRAIGLEITH
RETAIL PARK

MARY ERSKINE
SCHOOL

STEWART'S
MELVILLE COLLEGE

EDINBURGH
CITY CENTRE

8 EASTER BELMONT ROAD

ST GEORGE'S
SCHOOL

GEORGE HERIOT'S
SCHOOL

MURRAYFIELD
TENNIS CLUB

ROSEBURN
PRIMARY

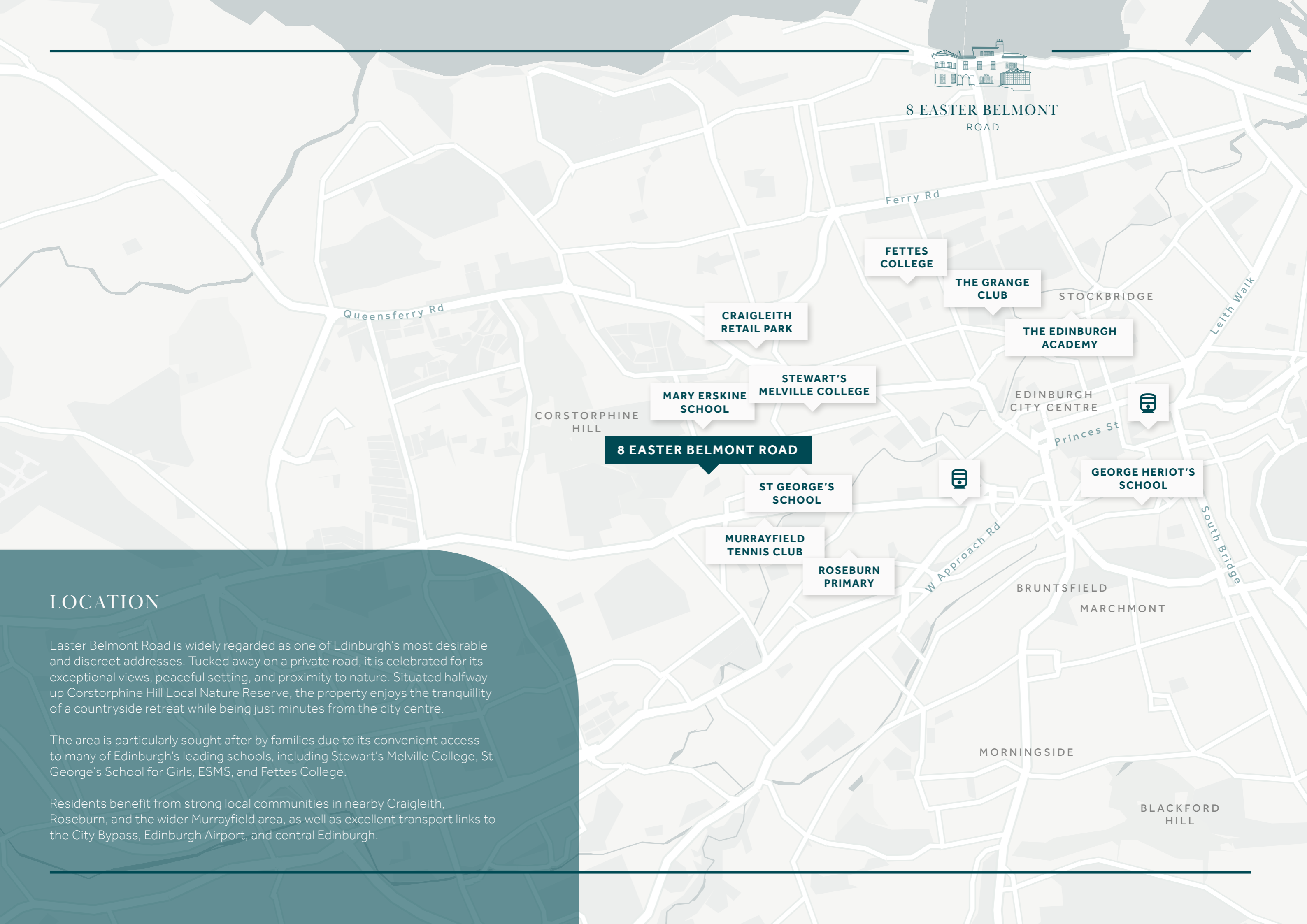
BRUNTSFIELD
MARCHMONT

LOCATION

Easter Belmont Road is widely regarded as one of Edinburgh's most desirable and discreet addresses. Tucked away on a private road, it is celebrated for its exceptional views, peaceful setting, and proximity to nature. Situated halfway up Corstorphine Hill Local Nature Reserve, the property enjoys the tranquillity of a countryside retreat while being just minutes from the city centre.

The area is particularly sought after by families due to its convenient access to many of Edinburgh's leading schools, including Stewart's Melville College, St George's School for Girls, ESMS, and Fettes College.

Residents benefit from strong local communities in nearby Craigleith, Roseburn, and the wider Murrayfield area, as well as excellent transport links to the City Bypass, Edinburgh Airport, and central Edinburgh.

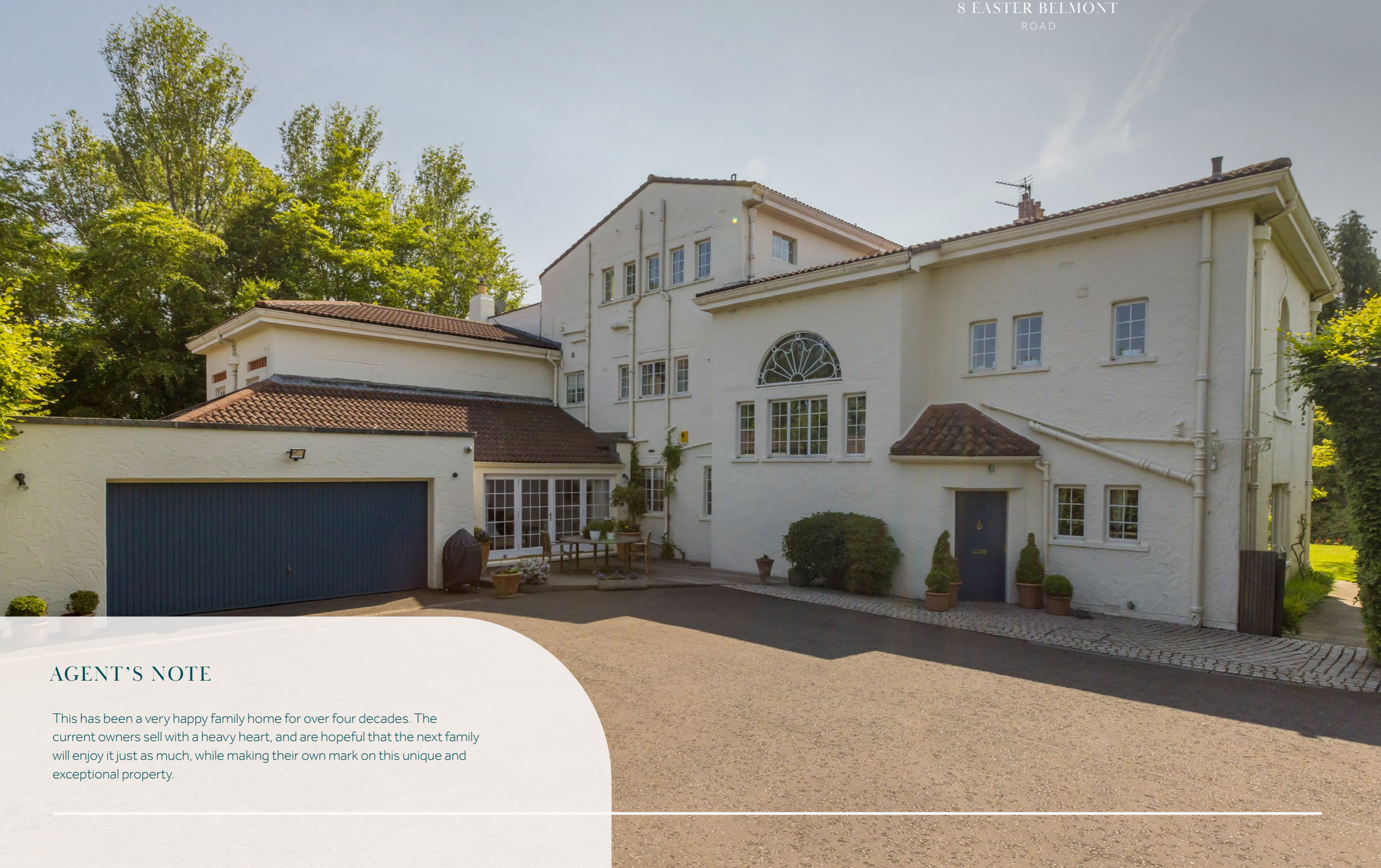




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AGENT'S NOTE

This has been a very happy family home for over four decades. The current owners sell with a heavy heart, and are hopeful that the next family will enjoy it just as much, while making their own mark on this unique and exceptional property.



8
SUILVER



8 EASTER BELMONT
ROAD



8 EASTER BELMONT
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RETTIE





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