



22 Tantallon Place,
Grange, Edinburgh, EH9 1NZ

CALL US ON 0131 447 4747

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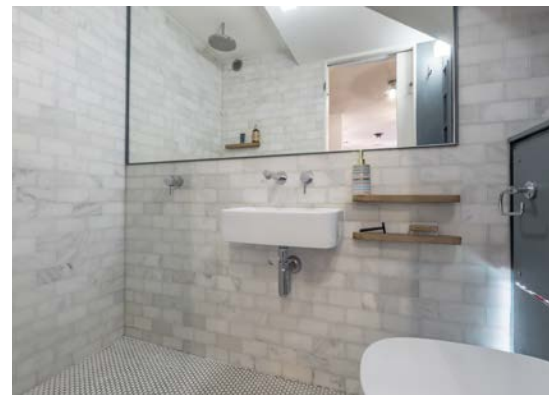
For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Cloakroom/WC
- Guest bedroom with study area.
- Fabulous open plan kitchen/family room with appliances & breakfast island
- Superb living room/dining room with bi-folding doors with access to garden.
- Hidden door providing access to Master Bedroom with dressing area.
- Ensuite wet room with underfloor heating.
- Carpeted staircase leading to upper levels.
- Contemporary fitted bathroom with shower & underfloor heating on mezzanine level.
- Upper landing with storage & study area.
- Generously proportioned double bedroom with fitted wardrobes.
- Further double bedroom.
- Gas central heating.
- Double glazed sash & case windows.
- Original features.
- Good sized enclosed child friendly garden with storage area to rear.
- Driveway providing off street parking for up to two cars
- Permit & metered parking.

GENERAL DESCRIPTION

A stunning end terraced villa, forming part of a Victorian building, in the prestigious Grange area of the city, within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh city centre. The property is set within an excellent catchment area for schools and is brought to the marketplace in move-in condition with many original features and flexible living accommodation.





LOCATION

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby. There are convenience stores nearby, a Tesco Express & Sainsbury's Loca suitable for everyday needs, whilst bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and a Marks & Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi. Local schooling includes the well regarded Sciennes Primary school and James Gillespie's High School, with private options such as George Watson's College and George Heriot's within easy reach. Edinburgh University's Kings Building is conveniently located within walking distance. Regular bus services take you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD, INTEGRATED WASHER/DRYER, DISHWASHER AND FREESTANDING FRIDGE/FREEZER. THE FITTED WARDROBES WITHIN MASTER BEDROOM & DOUBLE BEDROOM ON THE FIRST FLOOR, THE GARDEN SHED, WENDY HOUSE, AND FITTED SHELVING WITHIN THE PROPERTY WILL ALSO BE INCLUDED. SOME FURNITURE IN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION INCLUDING THE CHILDREN'S PLAY FRAME IN THE GARDEN.



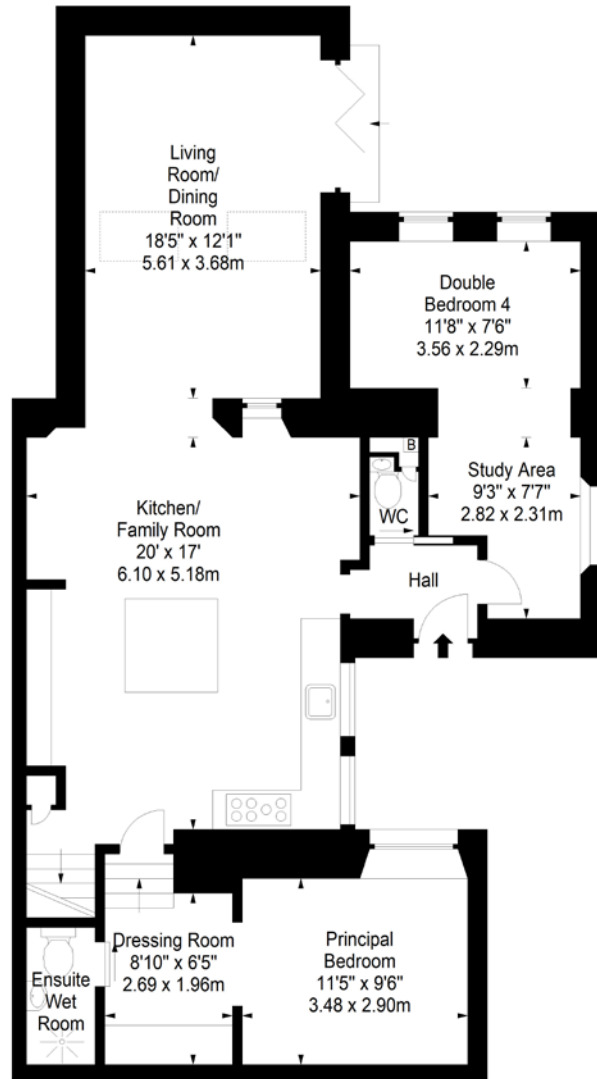
COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 1.5 MILE TO EDINBURGH WAVERLEY STATION.
AIRPORT	APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.



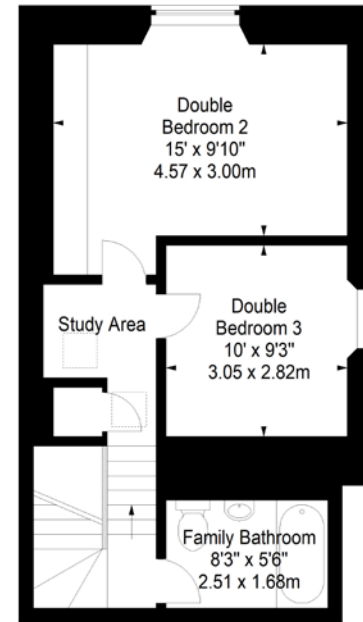
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Approx. Gross Internal Area
1515 Sq Ft - 140.74 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.