



Deans Properties
Deans Solicitors and Estate Agents LLP



**76/1 FINDHORN PLACE
THE GRANGE, EH9 2NW**



FIRST FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



This impressive first floor flat with spacious and tastefully presented accommodation and elegant, period features is located in the Grange, a highly sought-after location lying slightly south of Edinburgh city centre. There are a variety of convenient amenities and well-regarded schooling nearby and Hermitage of Braid and Blackford Hill Local Nature Reserve offers wonderful outdoor space. The accommodation comprises; welcoming entrance hallway with original wood flooring, bright, south-west facing, bay-windowed living room with fantastic high ceilings, ornate cornicing and period fireplace, modern, dining kitchen with two pulleys and a lovely window seat overlooking the rear garden, two generous double bedrooms with original feature fireplaces, good-sized single bedroom and stylish bathroom with shower over bath. There is a fully enclosed shared garden to the rear and on-street permit parking in the area. The property is partially double glazed and has gas central heating. Included in the sale are the curtains, oven, hob, hood, fridge, freezer, washing machine and dishwasher.

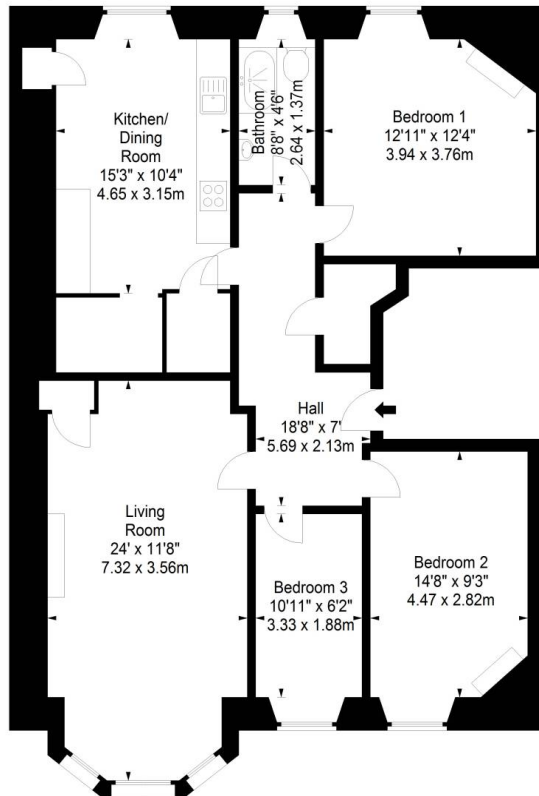




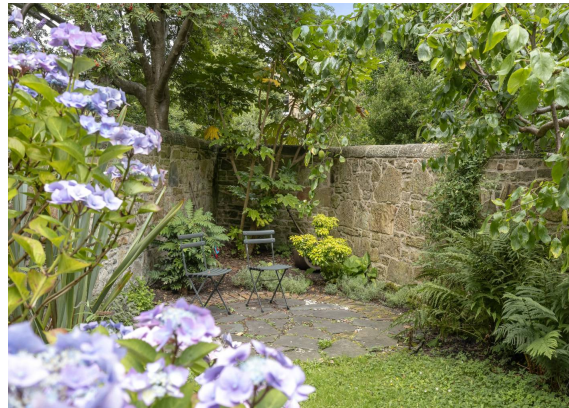
**Findhorn Place,
Edinburgh, EH9 2NW**



Approx. Gross Internal Area
1082 Sq Ft - 100.52 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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