



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**2F2, 12 Grange Loan  
Grange, EH9 2NR**



## SECOND FLOOR FLAT

- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Separate W.C.
- Shared Rear Garden
- Double Glazing
- EPC Rating – D





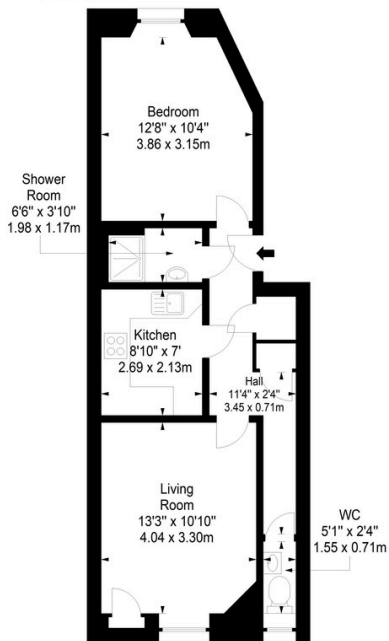
This spacious second floor flat is located in the leafy and prestigious Grange Conservation Area of South Edinburgh, close to a variety of local shops, bars, cafes and the University of Edinburgh Kings Buildings and main campus. The Meadows, Holyrood Park, Arthur's Seat and Blackford Hill are all within walking distance offering access to lovely outdoor space. There are regular bus routes to the City Centre and surrounding areas and road connections to the Bypass. The accommodation comprises; generous living room, separate kitchen, good-sized double bedroom, shower room and separate W.C. There is a shared garden to the rear and a mixture of permit and free on-street parking in the area. The property is fully double glazed and has an electric heating system. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. The appliances included are sold as seen with no warranty provided.



Grange Loan,  
Edinburgh, EH9 2NR



Approx. Gross Internal Area  
489 Sq Ft - 45.43 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second 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 any 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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