



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**16 Grange Loan  
Grange, EH9 2NR**



## MAIN DOOR FLAT

- Sitting Room/ Dining Room
- Kitchen
- Two Double Bedrooms (one en-suite)
- Bathroom
- Private Decked Area
- Shared Garden
- On-Street Parking
- Double Glazing & GCH
- EPC Rating - D



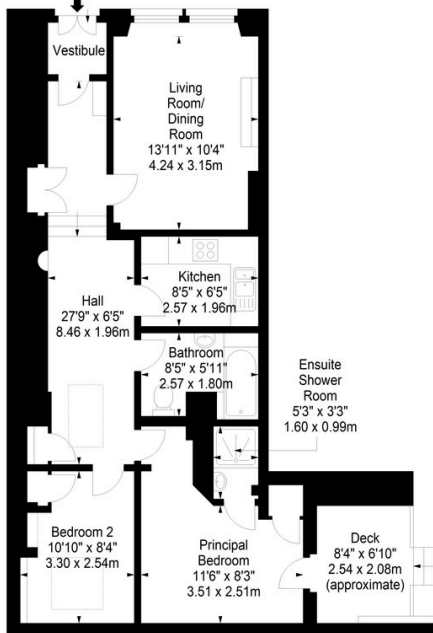
This well-presented main door flat lies in the highly sought-after location in the Grange, south of Edinburgh's city centre close to a variety of local amenities. Nearby, there are lovely outdoor spaces such as Holyrood Park, Arthurs Seat and Blackford Hill and excellent public transport links and road connections to the City Bypass. The flexible accommodation comprises; large entrance hallway with ample space for free standing furniture, living/dining room currently used as bedroom three, separate kitchen, bathroom, two double bedrooms with the principal bedroom providing en-suite shower room and fitted cupboard offering additional storage space, bedroom two has a further skylight window providing natural light. The property benefits from gas central heating, double glazing and there is on-street parking in the area. Externally, there is a private decked area, with a shared garden to the rear. Included in the sale are floor covering, oven, fridge-freezer and washing machine. All appliances included above are sold as seen with no warranty provided.



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Edinburgh, EH9 2NR



Approx. Gross Internal Area  
723 Sq Ft - 67.17 Sq M  
For identification only. Not to scale.  
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Ground 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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