



1B Palmerston Road
The Grange, EH9 1TL

Deans 
Solicitors & Estate Agents LLP



UPPER VILLA

- Bay-Windowed Living Room/ Dining Room
- Kitchen Dining
- Two Double Bedrooms
- Bathroom
- Secluded, Private Rear Garden
- Communal Access to Private Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating - C



This exceptionally bright upper villa forms part of a handsome sandstone building in the Grange, a prestigious, leafy area of South Edinburgh, close to the Meadows. This much sought-after location offers superb local amenities including highly regarded schooling, shopping and recreational facilities and is within easy walking distance of the city centre and Edinburgh University.

The generously proportioned accommodation has been lovingly upgraded by the present owner and tastefully combines attractive period features with contemporary décor. The property comprises; large living room/ dining room boasting ornate cornicing, attractive feature fireplace with gas fire and south-east facing bay window with working shutters which bathes the room in natural light, stylish John Lewis kitchen with quartz worktops, large island, lovely window seat and spacious pantry cupboard, two comfortable double bedrooms and modern bathroom with thermostatic shower over bath. Two store cupboards on the ground floor level within the communal stair offer convenient storage.

There is a private, secluded garden to the rear which is surrounded by trees offering tranquillity. The property is accessed via a communal path to the front and there is on-street permit parking is available in the area. The property has sash and case windows and gas central heating with a recently upgraded boiler with HIVE controller. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine and dishwasher. All included appliances are sold as seen with no warranty provided.





Palmerston Road,
Edinburgh,
Midlothian, EH9 1TL



Approx. Gross Internal Area
951 Sq Ft - 88.35 Sq M

Storage

Approx. Gross Internal Area
37 Sq Ft - 3.44 Sq M

For identification only. Not to scale.

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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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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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