



4/2 Dun-Ard Garden Grange, Edinburgh, EH9 2HZ

EPC
C

SIMPSON & MARWICK

simpsonmarwick.com

4/2 Dun-Ard Garden

Grange, Edinburgh, EH9 2HZ

Delightful & bright 2 bedroom ground floor flat located in the prestigious residential area of the Grange, with private residents' parking & lovely shared grounds

- Sitting/dining room with bay window
- 2 double bedrooms with built-in wardrobes
- Separate shower room
- Prestigious residential area
- Private residents' parking
- Kitchen/breakfast room
- Bathroom
- Box room/study
- Delightful shared grounds
- Gas central heating & double glazing



DESCRIPTION

Located in the desirable residential area of the Grange, this delightful 2 bedroom ground floor flat forms part of a peaceful modern development. The property is set within lovely, well maintained shared grounds with an abundance of private residents' parking.

The interior is bright and well proportioned throughout. The property would benefit from some modernisation but offers excellent potential to create a superb home in one of Edinburgh's most prestigious locations.

LOCATION

The Grange conservation area is often regarded as one of Edinburgh's most desirable and coveted residential districts. Its leafy surroundings lie approximately one mile south of the city centre with Blacket and Newington to its east and Morningside and Bruntsfield to its west; all of which offer an excellent variety of independent retailers, numerous bars, coffee shops and restaurants. It is also

well placed for access to Cameron Toll shopping centre, the main university buildings at George Square and King's Building. A wide variety of recreational amenities are nearby including The Royal Commonwealth Pool, Warrender Swimming Baths and numerous golf courses. There is also good access out of town to the city bypass and on to the Edinburgh International Airport and motorway network of central Scotland.

MANAGEMENT

The development is factored and maintained by Taylor & Martin.

FIXTURES AND FITTINGS

All fitted carpets, curtains, blinds, light fittings, hob, oven, extractor hood, fridge, washing machine and microwave are included in the sale price. Some items of furniture are available by separate negotiation.





Approx. Gross Internal Area
 796 Sq Ft - 73.95 Sq M
 For identification only. Not to scale.



SIMPSON & MARWICK

☎ 0131 581 5700

simpsonmarwick.com

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.