

11 GRANGE LOAN GARDENS

THE GRANGE, EDINBURGH, EH9 2EB

This main-door lower villa is situated in the city's exclusive Grange area and offers two bedrooms, two reception rooms, a kitchen, and a bathroom, all presented with modern fixtures and fittings, tasteful décor, and a wealth of characterful features, as well as front and rear gardens and access to residents' on-street parking.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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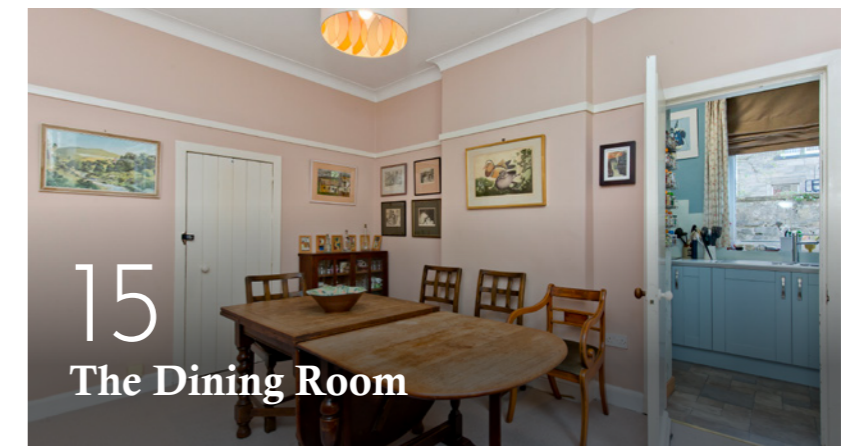


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Welcome to 11 Grange Loan Gardens

A traditional main-door lower villa in The Grange

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Property Name

11 Grange Loan Gardens

Location

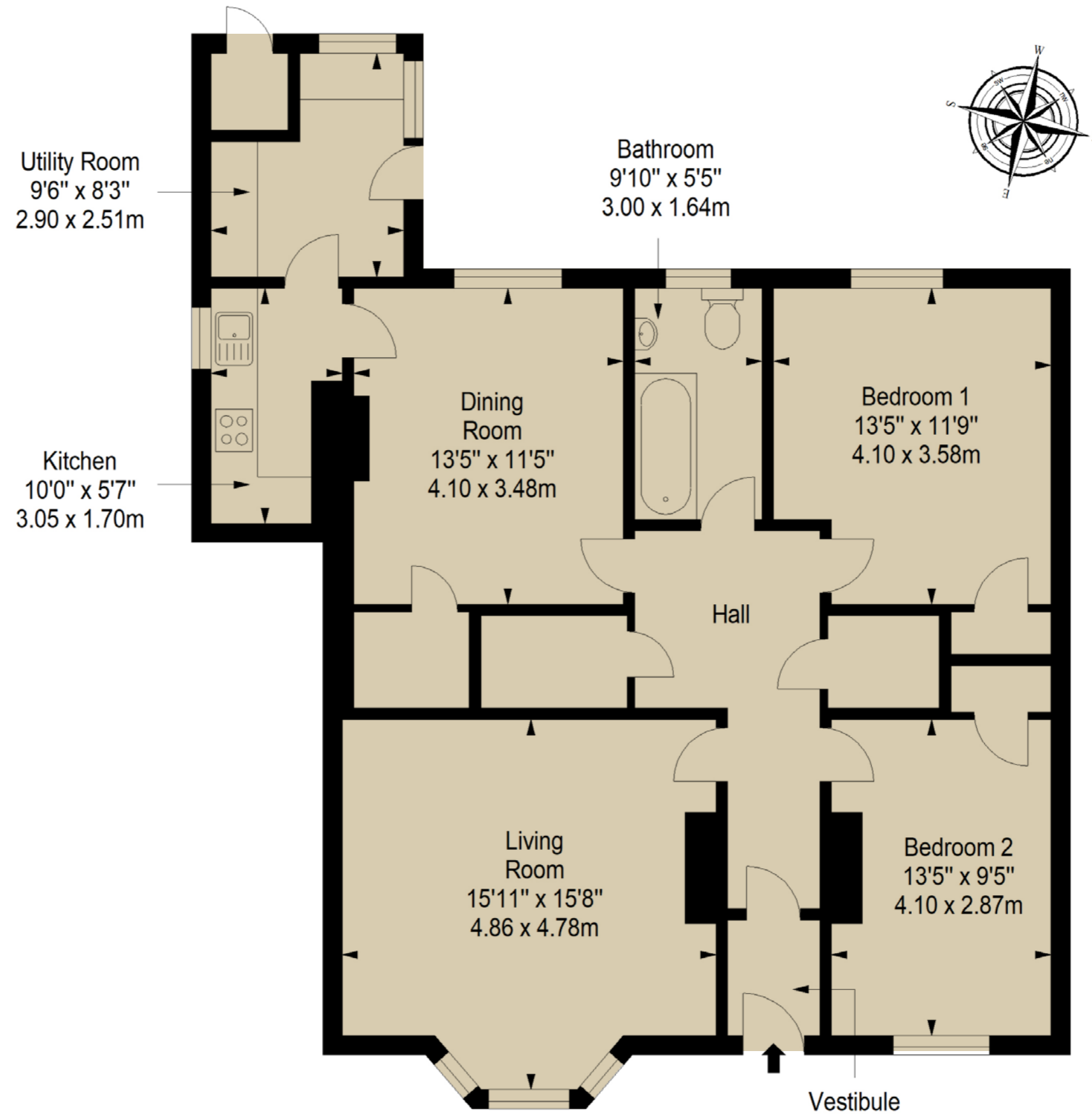
Location

Approximate total area:

102.6 sq. metres (1104.4 sq. feet)



Ground Floor



TRADITIONAL MAIN-DOOR LOWER VILLA IN THE GRANGE



ucked in a quiet cul-de-sac in the city's leafy Grange suburb, within its conservation area, this two-bedroom main-door lower villa is presented in a move-in condition with attractive interiors and tasteful décor throughout. The home and its location are sure to appeal to a wealth of buyers, with nearby amenities including a selection of shops (such as well-known retailers and independent stores), schools (the catchment schools are within walking distance), fitness and leisure facilities, transport links connecting across the city, and open spaces, including the Hermitage of Braid and Blackford Hill Local Nature Reserve, The Meadows, and Bruntsfield Links.

GENERAL FEATURES

- Traditional main-door lower villa in The Grange
- Well-presented, characterful interiors
- Home Report value - £500,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and hall with two storage cupboards
- Large, east-facing living room with bay window
- Spacious and versatile formal dining room
- Attractive, well-appointed kitchen and utility room
- Two well-proportioned double bedrooms
- Bright and airy three-piece bathroom with shower-over-bath
- Gas central heating system

EXTERNAL FEATURES

- Good-sized, leafy front and rear gardens
- Access to residents' parking



11 Grange Loan
Gardens

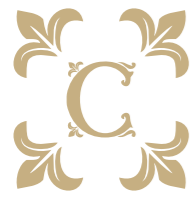
WELCOMING

you inside



The villa's front door opens into a practical entrance vestibule, flowing through to an airy reception hallway with two built-in storage cupboards. Here, the tone is set for the interiors to follow with crisp-white décor, a fitted carpet, and classic cornicing.





Two characterful and versatile LIVING AREAS

The home has two well-proportioned reception rooms. The living room is situated to the front of the property and enjoys morning light through a large east-facing bay window. It occupies a generous footprint which allows for various configurations of furniture to suit the new owner, all arranged around a fireplace surround flanked by an Edinburgh press. The room is elegantly presented with neutral décor, a carpet for optimum comfort underfoot, a picture rail, and cornicing.







The dining room is set to the rear of the home, conveniently neighbouring and connected to the kitchen for ease while dining as a family or entertaining during dinner parties. The dining room can comfortably accommodate a large table and chairs alongside additional furniture, and it is similarly styled to the living room with the same neutral décor, a carpet, and a picture rail and cornicing.

A STYLISHLY APPOINTED KITCHEN



*Attractive, well-appointed kitchen
with large utility room*



The kitchen is beautifully appointed with a selection of modern, neutrally toned wall and base cabinets, spacious worktops, and splashback panels, with integrated appliances comprising an oven and hob. The kitchen extends into a dual-aspect utility room (with external access) with ample additional cabinetry and workspace, as well as an integrated fridge/freezer, dishwasher, washing machine, and dryer.





TWO PEACEFUL BEDROOMS

for a restful night's sleep

The villa's two double bedrooms continue the attractive presentation of the preceding accommodation with neutral décor, fitted carpets, and cornicing, whilst one also has a characterful picture rail. Both bedrooms are also accompanied by built-in storage and one is currently being utilised as an additional living area, highlighting the home's versatility – the room could also be used as a home office, perfect for those requiring a quiet space to work or study from home.



A SPACIOUS THREE-PIECE BATHROOM

Airy bathroom with a shower-over-bath



The bright and airy bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a pedestal basin, and a WC. The home is kept warm by a gas central heating system.



LEAFY GARDENS

and residents' parking

Externally, the home enjoys good-sized gardens to the front and rear. The front has an east-facing aspect whilst the rear is west-facing, allowing the outdoor areas to enjoy sunshine throughout the day. The gardens have paved areas and a wealth of leafy trees, shrubbery, and hedges, with the rear also featuring a lawn. Residents' parking can be found on Grange Loan Gardens.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

THE GRANGE



Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets. Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.





SCHOOLS

James Gillespie's and St Peter's RC Primary Schools, James Gillespie's and St Thomas of Aquin's High Schools, a choice of independent schools nearby and The University of Edinburgh campuses

One of the most prestigious and sought-after postcodes in Edinburgh, located just south of the city centre

CULTURE

The Royal Observatory, Festival Theatre, the Queen's Hall, Summerhall, Usher Hall, Church Hill Theatre, Dominion Cinema

SHOPPING

Excellent nearby amenities, with the artisan cafes, bars, restaurants, and shops of Morningside and Newington within easy reach

#1

ONE OF THE MOST PRESTIGIOUS AND SOUGHT-AFTER POSTCODES IN EDINBURGH, LOCATED JUST SOUTH OF THE CITY CENTRE

LOCATION



Exclusive city district to the south of the city centre, offering a tranquil small-town ambience

TRANSPORT



Buses – 3, 5, 9, 24, 29, 31

City centre – 2 miles

SPORTS

Craigmillar Park Golf Course, Carlton Cricket Club, Royal Commonwealth Pool

PARKS

The Meadows, Arthur's Seat, Holyrood Park, Hermitage of Braid and Blackford Hill Local Nature Reserve

Edinburgh International

Airport – 9.2 miles



FOOD & DRINK

A vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.