

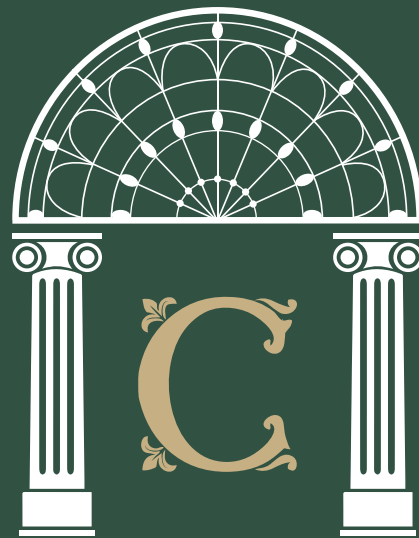
86 FINDHORN PLACE

THE GRANGE, EDINBURGH, EH9 2NZ

Introducing an exceptional main-door four-bedroom apartment in The Grange, providing generous accommodation spread over two floors, as well as a scenic private garden and a highly desirable location that will have huge appeal with families and city professionals.



CULLERTON'S



— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Property Name

86 Findhorn Place

Location

The Grange, Edinburgh, EH9 2NZ

Approximate total area:

163.9 sq. metres (1764.3 sq. feet)

 - Lower Ground Floor  - Ground Floor  - Externals





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his rarely available southwest-facing property is a traditional main-door ground and garden-level apartment that features two large reception rooms, a generously appointed breakfasting kitchen, four bedrooms, a box room, and two bathrooms. The home is beautifully presented throughout, offering the charms of period architecture and original details, alongside modern aesthetics and sensibilities. Bright and spacious rooms are enhanced by neutral tones and high ceilings, adding to the home's light and airy ambience. The property also boasts a large rear garden that is fully enclosed and framed by mature plants, ensuring an idyllic outdoor environment that is as inviting as the interiors. Situated in the highly sought-after Grange conservation area, this home has a prestigious location in the capital as well, offering easy access to the city centre, fantastic amenities, transport links, and highly regarded schools.

GENERAL FEATURES

- A traditional ground and garden-level apartment
- Prestigious location in the Grange conservation area
- Bright and spacious rooms with high ceilings
- Beautiful interior design with original features
- Home Report value - £675,000.00 | EPC Rating - C

ACCOMMODATION FEATURES

- Welcoming entrance hall
- Large living/dining room with bay window
- Spacious drawing room with bay window
- Quality breakfasting kitchen with utility area
- Three bright and airy double bedrooms
- Versatile study/fourth bedroom
- Flexible box room for creative use
- Modern shower room at lower ground level
- On-trend bathroom at ground level
- Gas central heating and traditional sash windows

EXTERNAL FEATURES

- Fully-enclosed rear garden with mature plants
- Controlled permit parking (Zone B1)

WELCOME TO A BEAUTIFUL TRADITIONAL HOME



The home's private front door opens with a lovely introduction into a hall defined by a neutral palette.
It is a glimpse of the sumptuous interiors to follow.



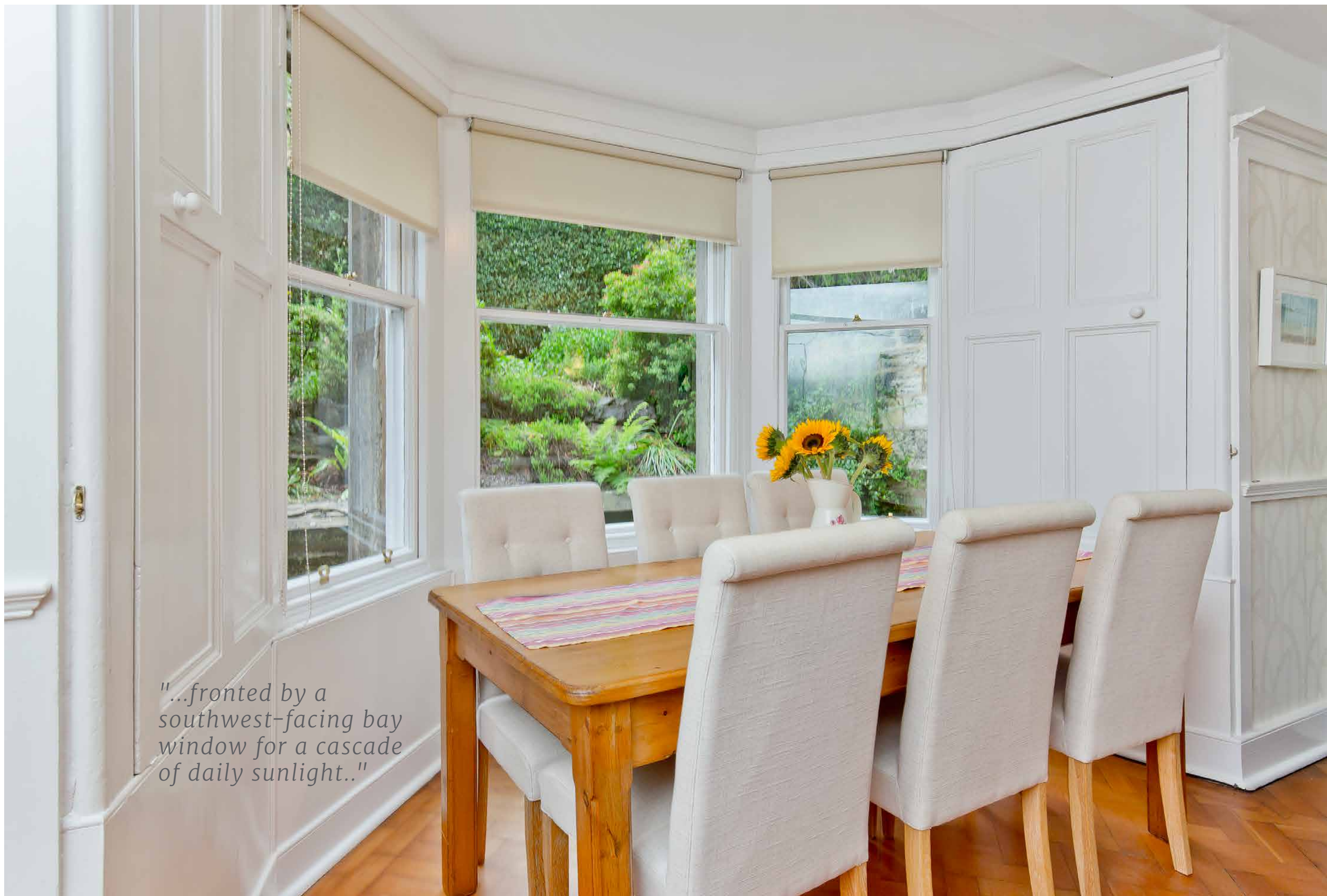
TWO GRAND RECEPTION ROOMS

WITH ORIGINAL FEATURES

Two grand reception rooms provide an abundance of space and character. On the lower ground floor, there is a living/dining room which features subtle patterned wallpaper against a neutral backdrop – an evocative and highly effective look. It has a shelved recess for display items and plenty of room for both lounge and dining furniture.



LIVING/DINING ROOM



"...fronted by a southwest-facing bay window for a cascade of daily sunlight.."



DRAWING ROOM

On the ground floor, the drawing room is crowned by the most exquisite egg and dart cornice work and decorative ceiling mouldings that draw attention to the lofty proportions. Here, the tasteful décor is textured by dado and picture rails, bringing further period charm to the space, along with a handy press cupboard. Like the living area, this reception room is spacious and fronted by a southwest-facing bay window for a cascade of daily sunlight. Both rooms also boast handsome feature fireplaces and rich hardwood floors.



A LARGE BREAKFASTING KITCHEN

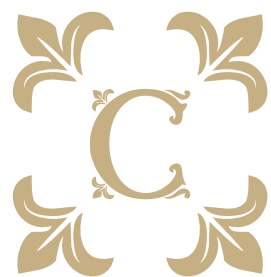
WITH PLENTIFUL STORAGE

The breakfasting kitchen is generously appointed with light blue cabinets and white worktops, providing plentiful storage and workspace. The appealing design is complemented by white splashback tiles and seamlessly integrated appliances (gas hob, concealed extractor hood, oven, microwave, and dishwasher). A freestanding fridge/freezer is also included. Furthermore, there is ample room for a table and chairs for relaxed meals, a glazed door to the rear garden, and an alcove that has been cleverly transformed into a utility area, complete with a washer and dryer.



"... The appealing design is complemented by white splashback tiles and seamlessly integrated appliances .."

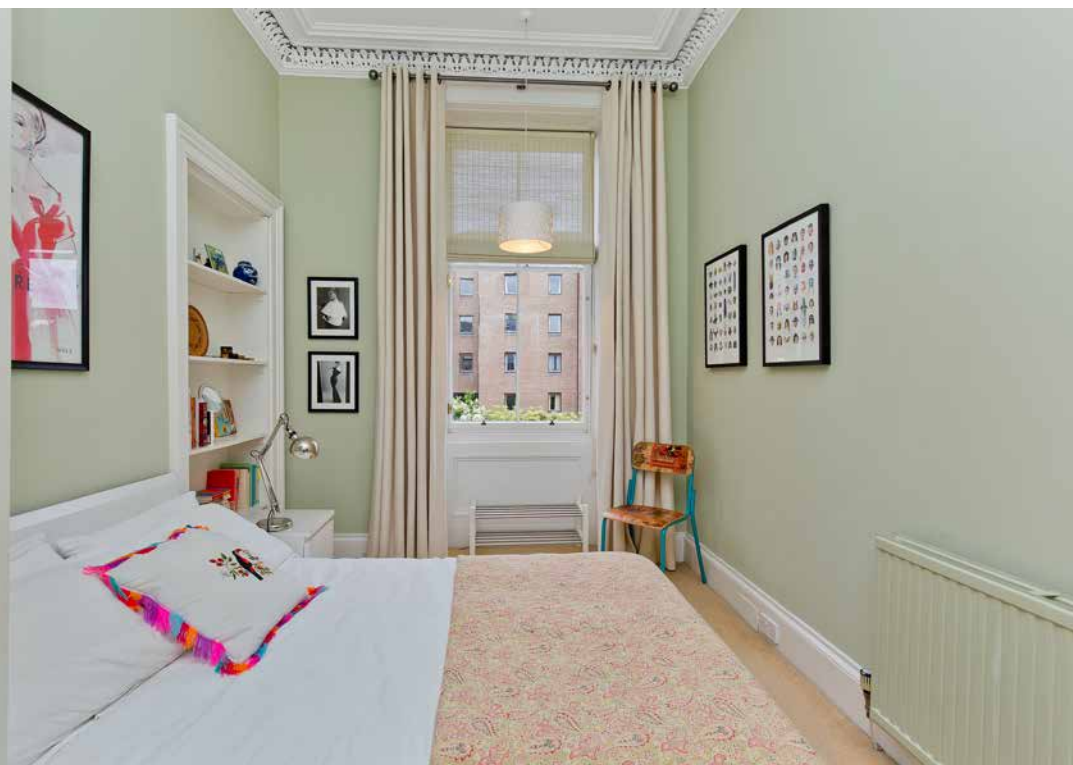


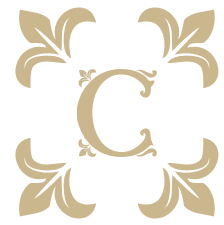


FOUR BEDROOMS

and a box room

Located throughout the home, the four bedrooms each enjoy their own character and styling whilst continuing to adhere to the high standards. The principal, second, and third bedrooms are all bright and spacious doubles, whereas the fourth bedroom (clad in wood panelling) is a versatile space that is currently utilised as a study/office. For additional flexibility, there is also a box room that can be used for storage or creatively, such as a child's play room or nursery.





SPACIOUS PRINCIPAL BEDROOM





BATHROOMS

ENSURING OPTIMAL CONVENIENCE

There is a modern three-piece shower room on the lower ground floor and an on-trend bathroom at ground level, fitted with attractive tile work, a quality three-piece suite, and an overhead shower.

The property has gas central heating for year-round comfort, alongside traditional sash-and-case windows for a flood of natural light.

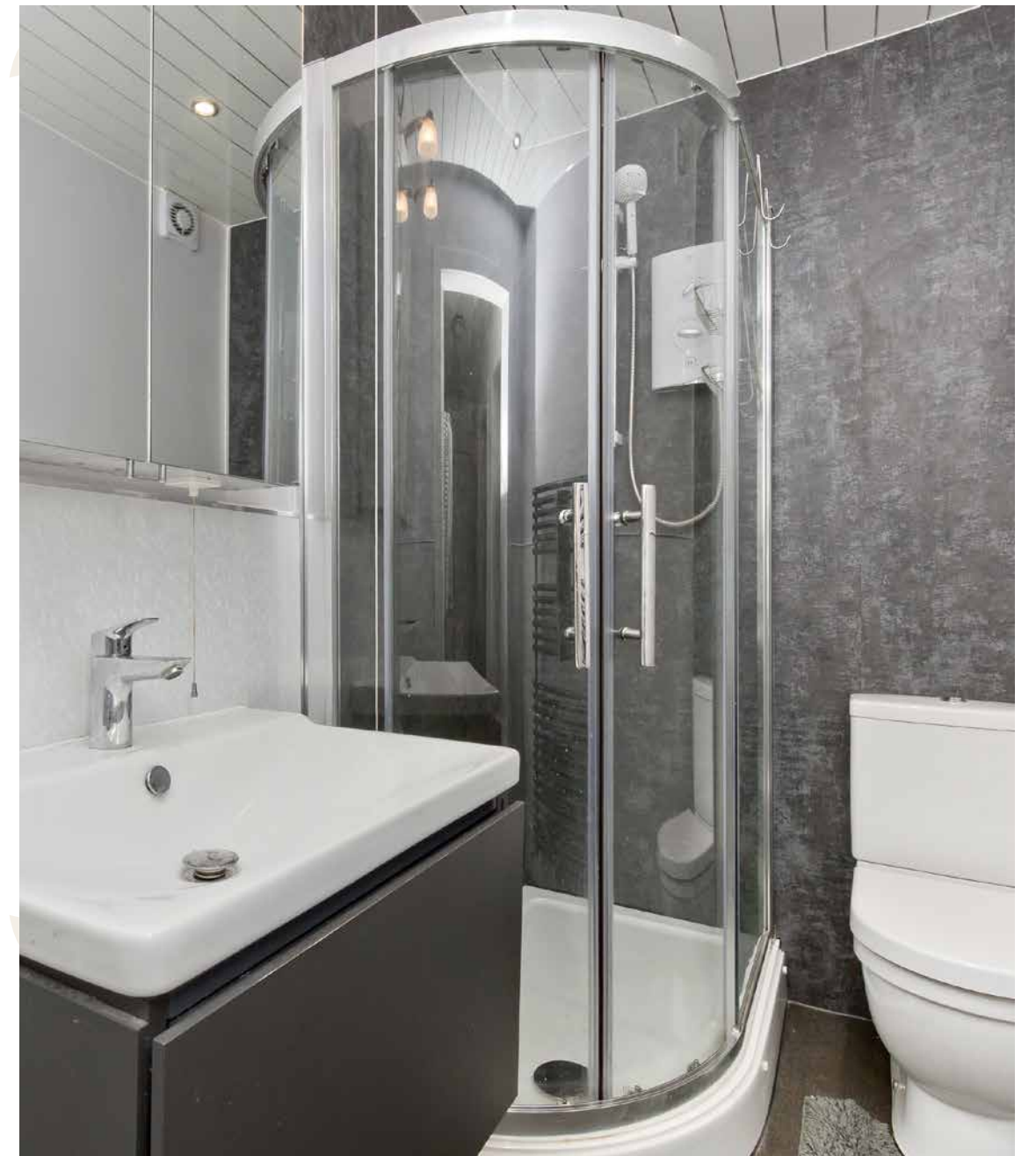






A MODERN THREE- PIECE SHOWER ROOM





Extras: all fitted floor and window coverings (except the principal bedroom's curtains), light fittings, integrated kitchen appliances, a fridge/freezer, a washer, and a dryer to be included in the sale.



AN OASIS OF COLOUR AND CALM

GARDEN & PARKING

Laid with neat paving and framed by a wonderful array of mature plants, the fully-enclosed rear garden is an oasis of colour and calm. It captures lots of sun and has a truly beautiful ambience that is perfect for relaxing and alfresco dining with family and friends. Adding further appeal, the property is within a controlled permit parking area (Zone B1), ensuring residents' have priority to park.



THE GRANGE

EDINBURGH



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.



AN IDEAL SETTING FOR RELAXING & EXERCISING OUTDOORS



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

State Schools: Sciennes Primary School, James Gillespie's High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall, Usher Hall

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

ONE OF THE MOST PRESTIGIOUS POSTCODES IN THE CAPITAL, WHICH OFFERS A TRANQUIL SETTING CLOSE TO THRIVING AMENITIES.

LOCATION



1.8 miles from Princes Street

The Grange Conservation Area

TRANSPORT



Bus – 5, 9, 23, 24, 38, 102,

Tram Stop – Princes Street (1.8 miles)

Train Station – Waverley (1.6 miles), Haymarket (2.1 miles)

Airport – Edinburgh International (9.2 miles)



SPORTS

Braid Hills Golf Course, Warrender Swim Centre, Prestonfield Golf Club, Bruntsfield Links

FOOD & DRINK

Fantastic choice of cafés, bars, and restaurants in nearby Morningside and Bruntsfield

PARKS

Hermitage of Braid and Blackford Hill Local Nature Reserve, Bruntsfield Links, The Meadows, Holyrood Park

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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