

85/2 South Oswald Road, Grange, Edinburgh, EH9 2HH



Description

A rare opportunity to acquire this impressive ground floor apartment which forms part of an exclusive development quietly situated in one of Edinburgh's most sought after areas. The three bedroom property sits within beautifully maintained landscaped gardens and boasts its own private sun terrace. This generously proportioned and flexible property presents an excellent opportunity to create an ideal family home or those seeking to downsize and is only a short walk from many of the capital's superb amenities and attractions. Tastefully presented throughout this contemporary flat is ultra-modern and finished to a high standard.

Features

- Large welcoming central reception hallway with extensive storage
- Generous sized living room with feature fire
- Well appointed kitchen/dining which has been fitted with high-end units, integrated Siemens appliances and French doors
- Useful utility room
- Master bedroom with en-suite shower room and walk in wardrobe
- Two other spacious double bedrooms, both with fitted wardrobes
- Modern family bathroom with three-piece white suite
- Direct access from kitchen onto a private south-facing terrace
- Gas central heating and double glazing
- Secure entry system
- Two private underground parking spaces

Extras

The fitted floor coverings, blinds, most curtains, double oven, cooker hood, dishwasher, washing machine, tumble dryer, fridge/freezer and side board in bedroom 3 are included. Additional items may be available by separate negotiation.

Factor

The development is factored by Trinity Factors for approx. £185 per month according to the vendor. This includes maintenance of communal areas.



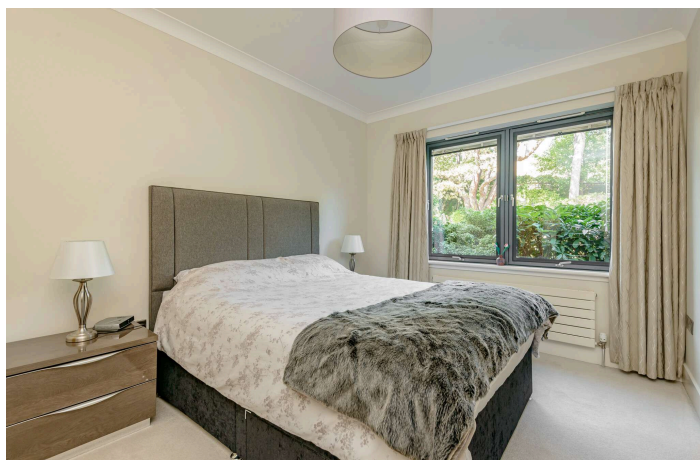
Location

South Oswald Road is situated in the prestigious conservation area of The Grange, characterised by quiet leafy streets, just two miles south of the city centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby. Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Morningside and Marchmont. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi. Local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Heriot's and George Watson's College both within walking distance whilst Edinburgh University's Kings Building are conveniently located. Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

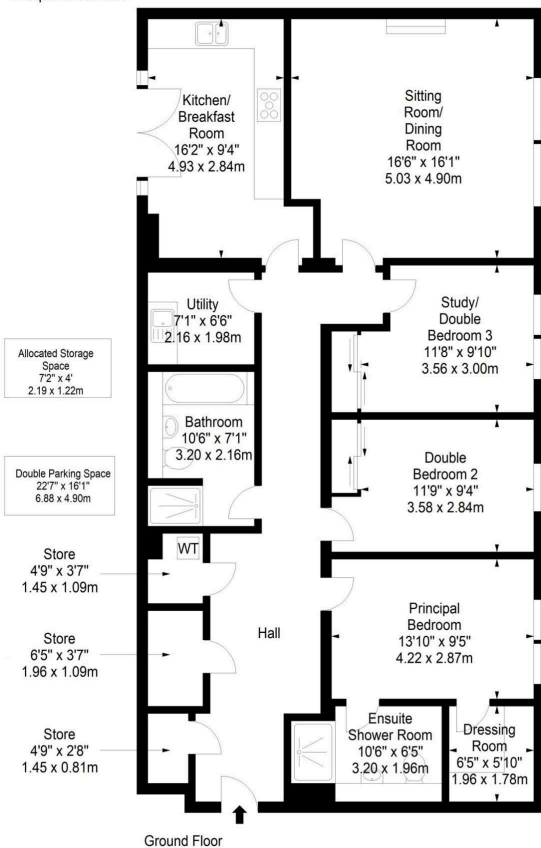
EPC Rating: C



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Approx. Gross Internal Area
1394 Sq Ft - 129.50 Sq M
For identification only. Not to scale.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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