

2 (2F) PALMERSTON ROAD
GRANGE, EDINBURGH, EH9 1TN

CURRAN & CO
PROPERTY



2 (2F) PALMERSTON ROAD GRANGE, EDINBURGH, EH9 1TN

OFFERS OVER £395,000



'Exceptionally bright property which occupies the entire top floor of a magnificent Victorian house, rich with historic significance and sympathetically converted'

- Entire Top Floor of Prominent Victorian House
- Bright & Airy Throughout with Beautiful Views
- Living Room with Log Burning Stove
- Dining Room with Separate Kitchen
- Two Spacious Double Bedrooms
- Family Sized Bathroom
- Generous Storage Including Turret Attic
- Private Garden to Rear



Description

2 (2F) Palmerston Road is a beautifully presented and exceptionally bright property which occupies the entire top floor of a magnificent Victorian house, rich with historic significance and sympathetically converted to ensure its charm and grandeur have been retained. Situated on a leafy residential street within the exclusive Grange area of Edinburgh, this property boasts a secluded private garden and stunning views of Arthur's Seat.

Entered through the well-maintained stair via a secure door entry system, the accommodation comprises: welcoming entrance hall with handmade wooden shelving, storage cupboard and recently upgraded skylight providing lots of natural light; living room with log burning stove and breathtaking views of Arthur's Seat; dining room with Smeg fridge/freezer

and fitted storage; well-equipped kitchen occupying the turret part of the building with freestanding cooker with electric hob, and hatch with ladder giving access to generous storage space within the turret roof space; double bedroom 1 with dual aspect windows giving views to Blackford Hill, eaves storage and fitted shelving; double bedroom 2 with views to Edinburgh Castle; and family-sized bathroom with electric shower over the bath and fitted storage. Notable features include gas central heating and original wood flooring and doors.

Externally, there is a private garden filled with mature greenery and well stocked with pear, plumb and cherry trees as well as raspberry, gooseberry and redcurrant bushes. A gated path provides access from the street to the main door and garden, through beautifully manicured communal grounds. Zoned permit parking is available on Palmerston Road and surrounding streets.

Extras

Kitchen appliances including Smeg fridge/freezer to be included in the sale.

EPC Rating

The energy efficiency rating of this property is band D.

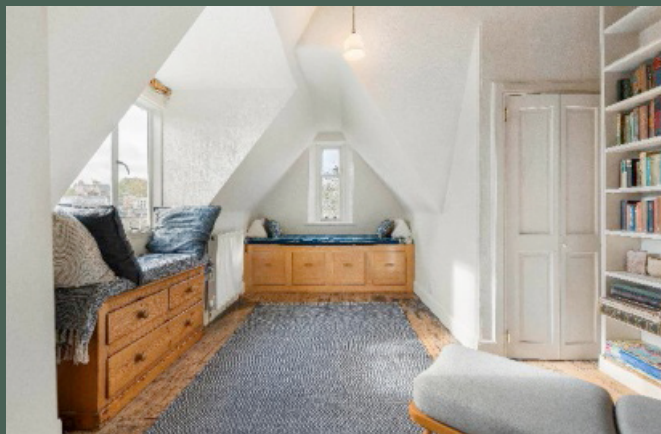
Council Tax

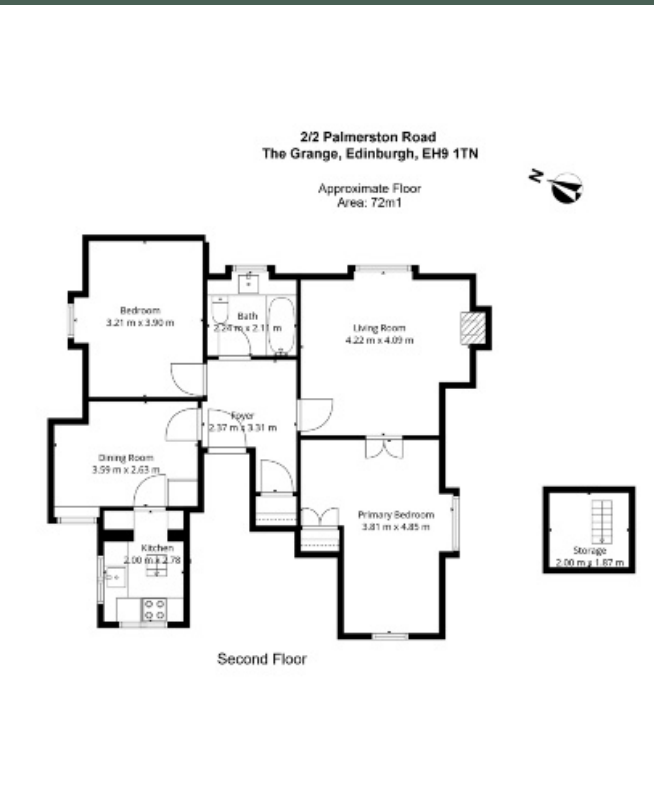
This property is subject to council tax band E.

Separate Garage

There is a single garage adjacent to the property's garden which is available by separate negotiation. Please contact our office for more information.







History of the House

Constructed in 1868 in the 'Scottish Baronial' style, Number 2 Palmerston Road boasts a host of interesting features including decorative gun loops either side of the main door as well as a heraldic coat of arms directly above. The "quarterings" on the coat of arms are those of the Temple family and the coronet above has twelve pearls (only seven of which are visible). This shows it to be that of the 3rd Viscount Palmerston (1784 - 1865). The house was built shortly after his death, and Palmerston Road named in his honour. During the 1940s, Number 2 Palmerston Road was renamed 'Colonial House' and used as the location for meetings of both the Afro-Scottish and the Edinburgh African Associations. In 1949, the future president of Tanzania, Julius Nyerere, lived in the house whilst studying Economics and History at Edinburgh University.

Other notable tenants include Charles Scott Dickson, Lord Dickson, judge of the Court of Session and Solicitor General for Scotland who lived there in the 1880s. From the early 1900s until 1946 the house was owned by an anatomist, anthropologist and professor Dr. Thomas Hastie Bryce.

Divided into three separate apartments in 1954/55, the house was included in the Secretary of State for Scotland's list of buildings of special architectural or historic interest in 1992. A perfect example of the many beautiful houses in the area, a photograph of No. 2 Palmerston Road is used to illustrate the Wikipedia entry for The Grange area of Edinburgh.

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.

