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Grange Crescent
Edinburgh
EH9 2EH

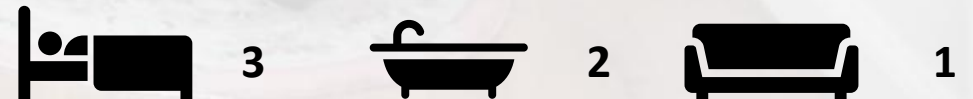


Beautifully presented main door three-bedroom purpose built flat in the highly regarded residential area of The Grange. The property is presented to the market in move in condition and early viewing is highly recommended to appreciate the quality of space and light on offer.

The accommodation comprises:

- Entrance Vestibule leading into spacious formal hallway. Three cupboards providing excellent storage.
- South facing bay window sitting room with gas feature fireplace and original cornice.
- Dining kitchen fitted with a range of contemporary base and wall mounted units with integrated appliances. There are double doors leading to the patio and a large walk-in pantry cupboard. A well-equipped utility cupboard is accessed from the hall.
- Master bedroom with West facing bay window, original cornice and ample space for freestanding furniture.
- Fully tiled en-suite with walk in shower, vanity bowl sink and toilet.
- Two further well-proportioned double bedrooms.
- Family bathroom comprising shower cubicle, vanity sink with mirror cabinet over, enclosed cistern toilet and bath. Contemporary splash back tiling.

Externally, there is off street paved drive and parking for two cars, beautifully manicured and landscaped private garden; corner site laid to lawn on south facing side with two patios both benefitting from sun, raised beds and mixed hedging. Two garages.











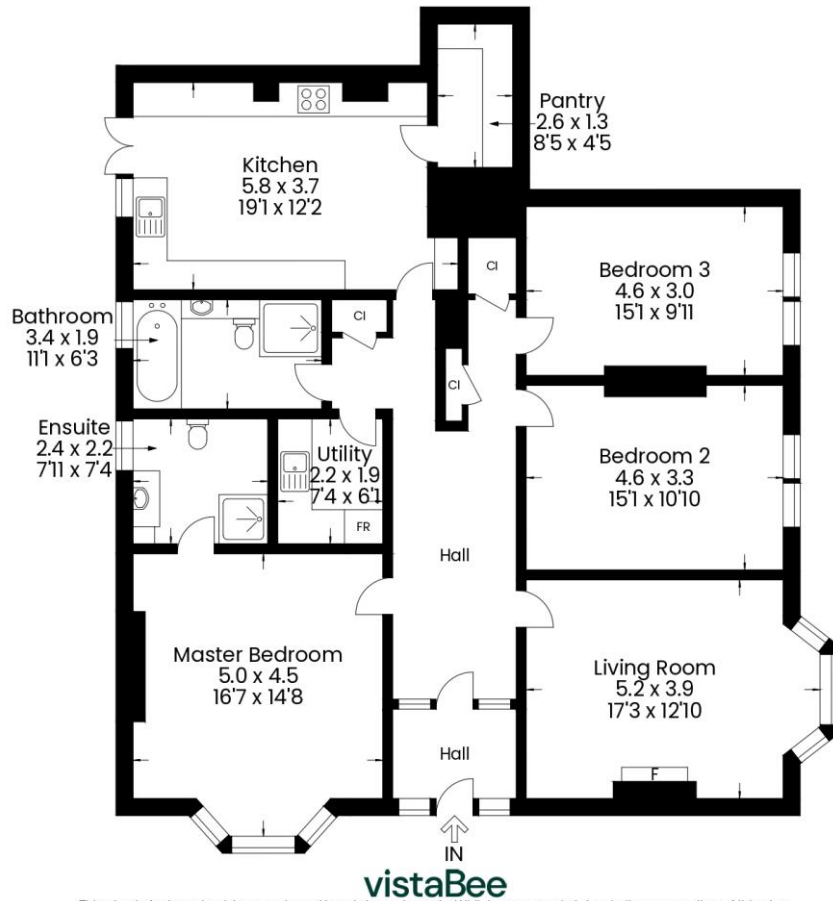












This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025

The Grange is one of the capital's most respected and highly sought after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive gardens. Princes Street and the city centre lie little more than 1 mile away and are readily accessible via regular public transport services or simply by strolling through the Meadows and down the Mound. Neighbouring Newington, Marchmont, Morningside and Bruntsfield offer the widest selection of shopping and leisure facilities. Delightful small speciality shops, supermarkets, cafes, restaurants and bars are all within walking distance. The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill and the Hermitage of Braid offer opportunities for walking, jogging and cycling. The Carlton Cricket Club is just a short walk from the property, and the nearby Royal Commonwealth Pool offers a wide programme of activities for children and adults alike. There are a number of University Buildings within a few minutes on foot, and nearby public and private sector schooling is excellent (James Gillespies, George Watsons and George Heriots).

EPC Band- D

Council Tax Band- G