



Offers Over









£930,000

17/7 Wyvern Park

Penthouse

Grange | Edinburgh | EH9 2JY

Rarely available, stunning penthouse apartment, situated off Dick Place, in the prestigious district of the Grange, to the south of the City Centre. Conveniently located close to local amenities, reputable schooling, green spaces and transport links this property benefits from a private lift and roof terrace with outstanding views, and viewing is highly recommended to truly appreciate the accommodation on offer.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Roof terrace
-  Double garage
-  Private lift
-  EPC rating – C
-  Council tax band - H



Description

Occupying the entire top floor of the building, the property can be accessed two ways, either via its own private entrance and lift with video entry system, or through the communal stair. You enter an entrance vestibule with window which leads into a welcoming hallway with storage cupboard. The hub of the home is the bright and airy lounge which is open plan to the dining room. Each have twin windows and glazed doors leading out to the large timber decked roof terrace, with outstanding southerly views towards Blackford Hill and the Royal Observatory, all offering the perfect space for relaxing and entertaining. Glazed sliding doors lead from the dining room through to the luxury Poggenpohl dining kitchen which benefits from the same uninterrupted southerly views. There is a great range of sleek wall and base units with co-ordinated Corian worktops and a central island with Teppanyaki grill. The spacious principal bedroom has bespoke Interlubka built in wardrobes. A sliding door provides access to a concealed en-suite bathroom with Villeroy and Boch fittings and roll top bath. A step leads up to a multi jet shower and steam room with vanity area. Bedroom two is a good size double enjoying the fantastic southerly views. Completing the accommodation is a further bathroom with chrome and stainless steel sanitaryware and corner bath with shower over. There is also a partially floored attic which runs the length of the apartment offering further storage space.



The property further benefits from gas central heating with contemporary recessed radiators, double glazing, solid maple flooring, a Lutron lighting system, high ceilings and a sophisticated security system.

Extras

All fixtures and fittings throughout will be included in the sale along with the induction hob, electric oven, micro/oven/grill, steam oven, fridge/freezer and integrated dishwasher, washing machine, tumble dryer and remote controlled curtains in the lounge and dining area.

Gardens & Garage

The property is surrounded by delightful, well maintained communal gardens and a double garage with remote controlled electronic doors, polished granite flooring and access to the lift.

Factoring

The communal areas and grounds are factored by Charles White at a cost of approximately £280 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





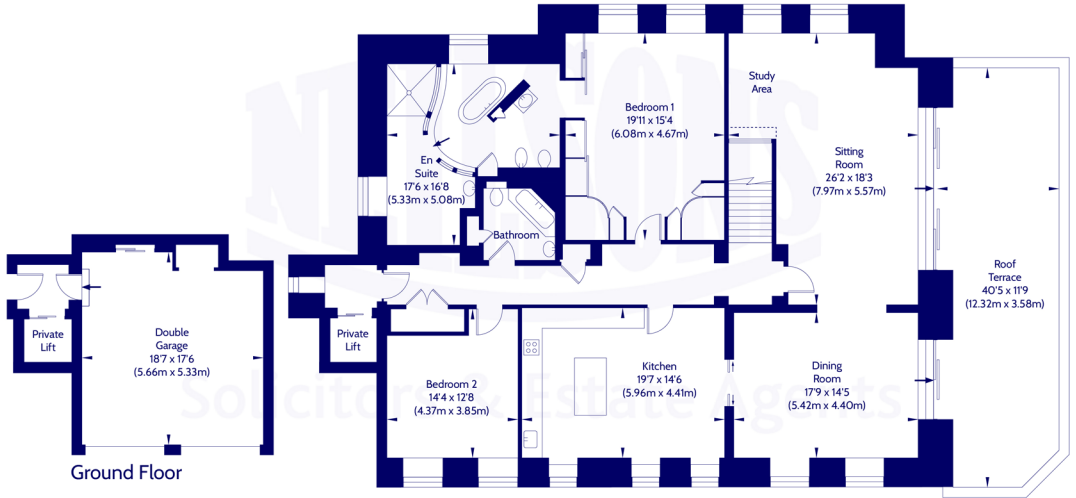
Location

The prestigious Grange district lies to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. The Royal Infirmary of Edinburgh is just a short drive away. Recreational facilities in the vicinity include the Royal Commonwealth Pool, the Festival Theatre, the vast open greenery of the Meadows, the Dominion cinema as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. Schooling at all levels is well represented and many of Edinburgh's renowned private schools, such as Watsons and Heriots, are also within easy reach. The property is well positioned for access to Edinburgh University and the Kings Building Campus. Regular bus services run to the City Centre and the surrounding area, and there are good road links to the City bypass and the main Scottish motorway network.





Approx. Gross Internal Floor Area 203.57 Sq M / 2191 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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