











Offers Over
£650,000

2/2 Palmerston Road

The Grange | Edinburgh | EH9 1TN

An exceptionally impressive first floor flat, forming one floor of an elegant B listed Victorian house and enjoying a superb location in the capital's desirable Grange area. Offering the perfect blend of period charm and modern style, the property is flexible and generously proportioned and boasts a good sized private garden to the rear.

-  1 public room
-  3 bedrooms
-  1 study / utility
-  1 bathroom
-  On-street permit parking
-  Private rear garden
-  EPC rating – D
-  Council tax band- G



Description

The accommodation is accessed via a well-kept communal entrance and briefly comprises: extensive hallway with built-in storage cupboard, spacious bay fronted reception/dining room with ornate cornice work, focal marble fireplace, working shutters and near floor to ceiling windows allowing for high volumes of natural light, breakfasting kitchen fitted with an excellent variety of wood base and wall mounted units with coordinated worktops, a selection of integrated appliances and a turreted eating space, generously sized principal bedroom with high ceilings, fireplace and open outlook to Salisbury Crags, second spacious double bedroom which benefits from a triple facing aspect, study/utility area with built-in storage, single bedroom and family bathroom with high quality four piece white suite, tiling to splash areas and separate mains shower enclosure.



Extras

All white goods, integrated appliances, floor coverings, light fittings and curtains will be included. The additional contents, including the furniture are available via separate negotiation.

Gardens and Parking

There is a charming leafy garden located to the rear of the building which comprises lawn, bushes and a walled seating area bordered by beautiful mature trees and shrubs. Ample permit parking is available on Palmerston Road.

Viewing

By appointment through Neilsons (0131 625 2222).





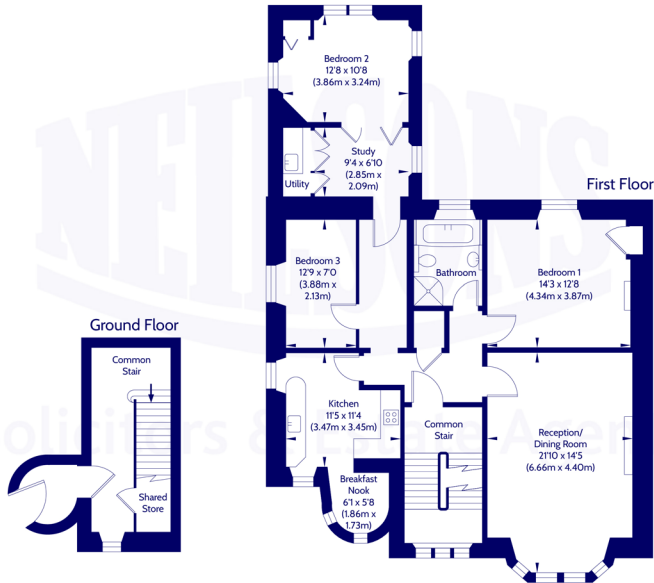
Location

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 and Sainsbury's in addition to many quality specialist retailers, restaurants, coffee shops and bars. Recreational facilities in the vicinity include the vast open greenery of the Meadows and Bruntsfield Links, the Royal Commonwealth Pool, the Dominion cinema, the Festival Theatre, 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. The Royal Infirmary of Edinburgh is a short drive away. 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 115.6 Sq M / 1244 Sq Ft.



Area excludes common stair and shared store.
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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