



Solicitors & Estate Agents









Offers Over

£360,000

1 (2F) South Oswald Road

The Grange | Edinburgh | EH9 2HQ

An exciting opportunity has arisen to purchase this attractive, light and airy top floor flat forming part of a converted Victorian villa, enjoying a prime spot in the prestigious Grange district of the city.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  On-street parking
-  EPC Rating – D
-  Council Tax Band – E



Description

Affording a triple aspect and enjoying an abundance of natural light throughout, the property forms the full top floor of the building with exceptional open views towards Arthur's Seat and Blackford Hill with pleasant leafy backdrop. The property would now benefit from a degree of modernisation yet offers a great opportunity for a buyer to secure a sizeable home in a great location, within easy reach of the city centre. Undoubtedly appealing to the professional person/couple or investors alike, the property comprises; shared entrance with carpeted staircase leading to the top floor landing. The welcoming entrance hall has good storage provisions with all rooms located off. There is a lovely and spacious twin-windowed lounge/diner with feature fireplace and wood floors with splendid views of Arthur's Seat. A sizeable breakfasting kitchen again with a lovely open aspect towards Blackford Hill, features a period fireplace, wood flooring and is fitted with a range of wall and base units with built-in-hob, oven and hood. There are two generously proportioned double bedrooms, with the principal bedroom enjoying a bay window formation to the front, wood flooring and fireplace. Completing the accommodation is a partially tiled modern shower room with three piece white suite. Further benefits include a gas central heating system with recently upgraded combi boiler, sash and case window units with secondary glazing and mains wired smoke and heat detectors.



Extras

All the fitted floor coverings and light fittings are included in the sale together with the built-in hob/oven and hood. White goods are included in the sale along with wardrobes in both bedrooms.

Externally

There is an allocated space within the grounds of the front garden for bin storage and for the car owner, permit parking and unrestricted on-street parking is available.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

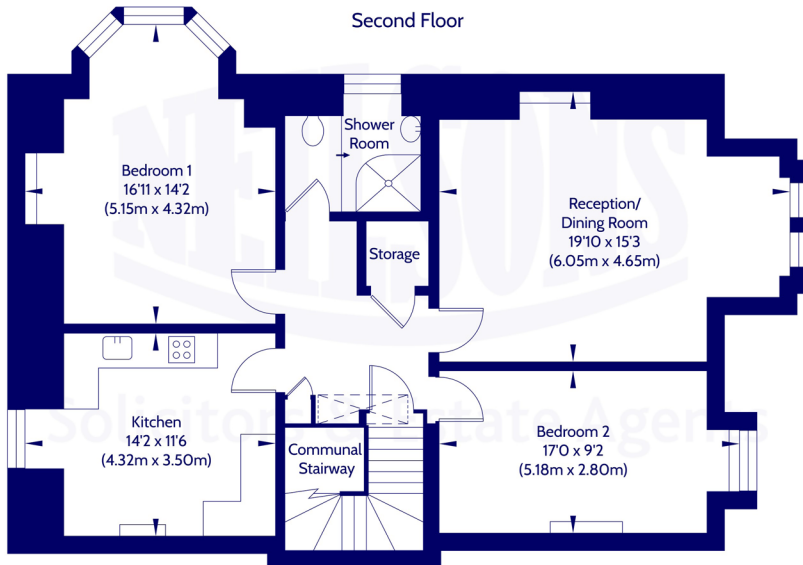
The prestigious Grange district lies to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. 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. The property is in the catchment area of James Gillespie's & St Peters RC primary schools together with the highly regarded James Gillespie's & St Thomas of Acquin's RC High Schools. Watsons and Heriots are also within easy reach. The property is also 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 motorway network.





Approx. Gross Internal Floor Area 84.62 Sq M / 911 Sq Ft.

Second Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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