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Fixed Price

**£440,000**

## 15/2 Grange Terrace

The Grange | Edinburgh | EH9 2LD

A rare opportunity has arisen to acquire this impressive and immaculately maintained two-bedroom flat, set within a traditional building in one of the city's most sought-after residential neighbourhoods. This sophisticated home offers a perfect blend of classic architectural charm and contemporary style, delivering spacious and flexible living accommodation throughout.



2 Bedrooms

Box Room



1 Public Room



1 Bathroom



On Street and Permit Parking



EPC Rating – C



Council Tax Band - F



## Description

Upon entering, you are welcomed by a bright and inviting hallway that offers integrated storage and provides access to all principal rooms. The heart of the home is the stunning drawing room, a beautifully proportioned space that effortlessly balances elegance with functionality. Framed by a striking bay window fitted with sash and case windows, the room is flooded with natural light throughout the day. Tasteful bench seating has been installed within the bay, cleverly creating a dedicated area for dining without compromising on floor space. High ceilings, ornate cornicing, and original woodwork add character and grandeur, while the generous footprint allows for multiple furniture configurations to suit a variety of lifestyles. The modern kitchen is situated to the rear of the property and features a range of contemporary fitted units, complemented by ample worktop space and a combination of integrated and freestanding appliances, including a sleek induction hob. It offers a practical yet stylish setting for everyday cooking. Both bedrooms are generously sized doubles, offering exceptional comfort and versatility. The principal bedroom, overlooking the rear of the building, is enhanced by traditional features such as a decorative Edinburgh press and detailed cornicing. There is ample room for both fitted and freestanding furniture. The second bedroom, also spacious and bright, is positioned just off the drawing room and makes an ideal guest room, home office, or additional family space. Completing the accommodation is a contemporary shower room, finished to a high standard with full tiling, quality fixtures, and a sleek, modern aesthetic. This outstanding property offers a rare combination of period elegance and modern convenience in an exceptional location.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking

Residents benefit from on-street permit parking, which is available directly outside the property and throughout the surrounding streets. In addition, there are numerous pay-and-display bays nearby, offering flexible short-term parking for guests and visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





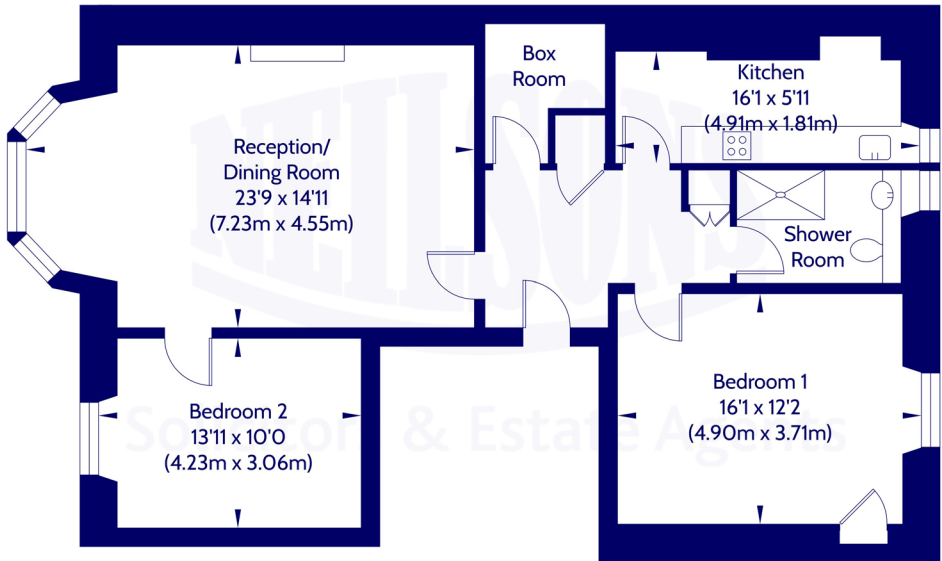
## Location

Set against a backdrop of tree-lined avenues and elegant Victorian architecture, The Grange is one of Edinburgh's most prestigious and desirable residential areas. Known for its expansive stone-built villas, manicured gardens, and timeless charm, this exclusive neighbourhood offers a rare combination of grandeur, privacy, and proximity to the city centre. A haven for families and discerning buyers, The Grange enjoys a peaceful, suburban feel while being just a short distance from the boutique shops, artisan cafés, and cultural attractions of nearby Morningside, Marchmont, and Newington. The area is also within easy reach of The Meadows, one of Edinburgh's most iconic green spaces, ideal for recreation and relaxation. Properties in The Grange are highly sought after, thanks to the area's excellent schooling options – both private and state – and convenient access to the University of Edinburgh's main campuses and city hospitals. Blending historical elegance with modern convenience, The Grange is more than a location – it's a lifestyle. A truly distinguished place to call home.





Approx. Gross Internal Floor Area 90.1 Sq M / 970 Sq Ft.



First 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.



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