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Offers Over

£835,000

1A Dalrymple Crescent

The Grange | Edinburgh | EH9 2NU

A most appealing double upper flat, forming part of a handsome period building and enjoying a superb location on a pretty tree lined street in the capital's desirable Grange area.

-  5 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street permit parking
-  Private garden
-  ESPC rating – E
-  Council tax band - G



Description

Offering flexible family accommodation accessed via a beautifully ornate communal hallway, with striking period detail, the ground floor briefly comprises: entrance hall with stair to the upper level and convenient downstairs WC off, dual facing bay fronted reception room with spectacular vaulted ceiling, intricate cornice work, bay window and focal fireplace with wood burner, generously proportioned dining/family room with excellent potential to develop into a dining kitchen (subject to consents), and a compact kitchen which has been fitted with a selection of base units, complete with splash tiling and coordinated worktops.

The upper floor features attractive sanded and stained flooring in most of the rooms and is accessed via a bright hallway with central skylight and built-in shelving. This floor houses a large southerly facing principal bedroom with an impressive open outlook towards Blackford Hill, three further light and well-proportioned bedrooms, a study or young child's bedroom, and a family bathroom with contemporary tiling, three piece white suite and mains over-bath shower and splash screen.



Extras

All floor coverings, fixed shelving, light fittings, curtain poles and integrated appliances will be included.

Garden and Parking

The property boasts a substantial private garden which comprise areas of lawn, climbing plants, mature trees and shrubs. On-street permit parking is available on Dalrymple Crescent.

Viewing

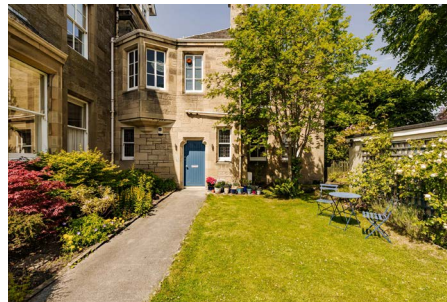
By appointment through Neilsons (0131 625 2222).





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. 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. The property is in the Sciennes primary school catchment area 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 motorway network.





Approx. Gross Internal Floor Area 178.16 Sq M / 1918 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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