



Solicitors & Estate Agents



Offers Over

£525,000

6/5 Esdaile Bank

The Grange | Edinburgh | EH9 2PN

Neilsons are delighted to offer, this rarely available, first floor flat forming part of a conversion within an attractive C listed building, which enjoys a fantastic location in one of the capital's most desirable residential locations close to an abundance of local amenities, the open spaces of The Meadows and transport links. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Residents Parking
-  Communal Grounds
-  EPC rating – C
-  Council tax band - G



Description

Situated within beautifully maintained communal grounds, the property in brief comprises; secure entry system, beautiful communal hallway, lift/stair access, welcoming reception hallway with excellent built-in storage, fantastic sized dual-aspect reception room with stunning views across to the Pentland Hills and beyond, modern fitted kitchen/dining room, generous sized principal bedroom with fitted storage and en-suite shower room located uniquely in the turret, two further bedrooms and modern family bathroom with bath and separate shower enclosure. Further benefits include gas central heating.

A factoring fee of £700-800 per quarter is payable to Hacking & Paterson for the upkeep of the communal areas, buildings insurance, lift maintenance and general upkeep.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated hob, integrated double oven and washing machine.

Gardens & Parking

A real feature of this property is the beautifully maintained communal garden grounds which surround the property and there is residents off-street parking available within the development.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

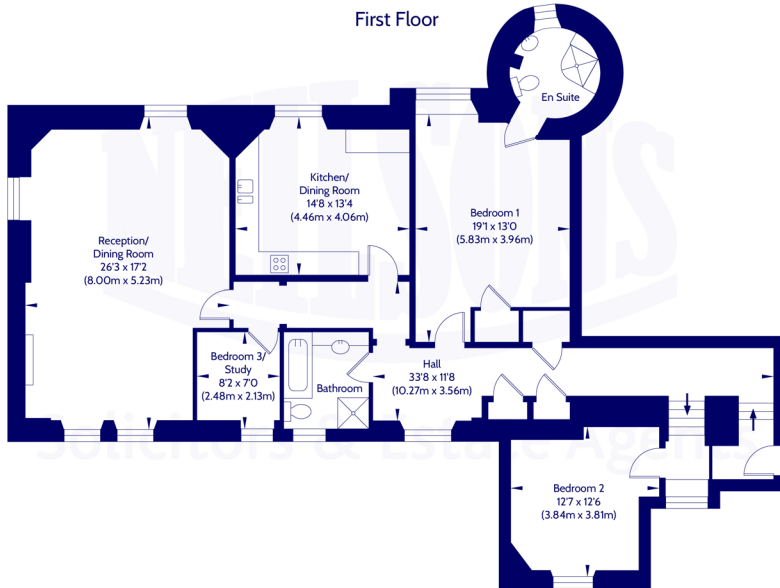
The prestigious Grange district lies to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality 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 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 140.34 Sq M / 1511 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.



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



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