





Welcome

Welcome to West Relugas Road, rarely available, this delightful and generously proportioned three bedroom, two reception, main door lower villa retaining many period features with excellent storage facilities offers bright and spacious family sized accommodation with beautiful private garden areas. The property is quietly positioned within the desirable Grange area of Edinburgh, one of the City's most respected residential areas, close to many local amenities schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule
- Welcoming reception hallway
- Front facing living room featuring a multi fuel burning stove
- Fully equipped kitchen, door accesses the rear garden
- Utility room
- Rear facing formal dining room/family room or a further bedroom
- Three bedrooms
- Stylish bathroom comprising WC, wash hand basin and walk in shower
- Further shower room located off the kitchen
- Gas central heating
- Double glazing throughout
- Enclosed rear garden to include summer house and garden shed

Driveway with further on street parking available







Blackford

The property is located in the Grange, which is one of Edinburgh's most sought after residential areas, lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive traditional properties of great charm and character. The area is well served by an excellent range of local amenities, including schools, shops and leisure facilities. George Watson's College and George Heriot's are both within easy access of the property, and the property is in the catchment area for James Gillespie's Primary and Secondary schools, as are a number of highly regarded state schools. The flat is also well placed for those connected with Edinburgh University and the Kings Buildings. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for, with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks at nearby Blackford Hill, Braid Hills and Arthur's Seat. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are within easy reach.

Extras

Included in the sale are the integrated kitchen appliances, white goods, blinds where fitted and fixtures & fittings.





Get in touch

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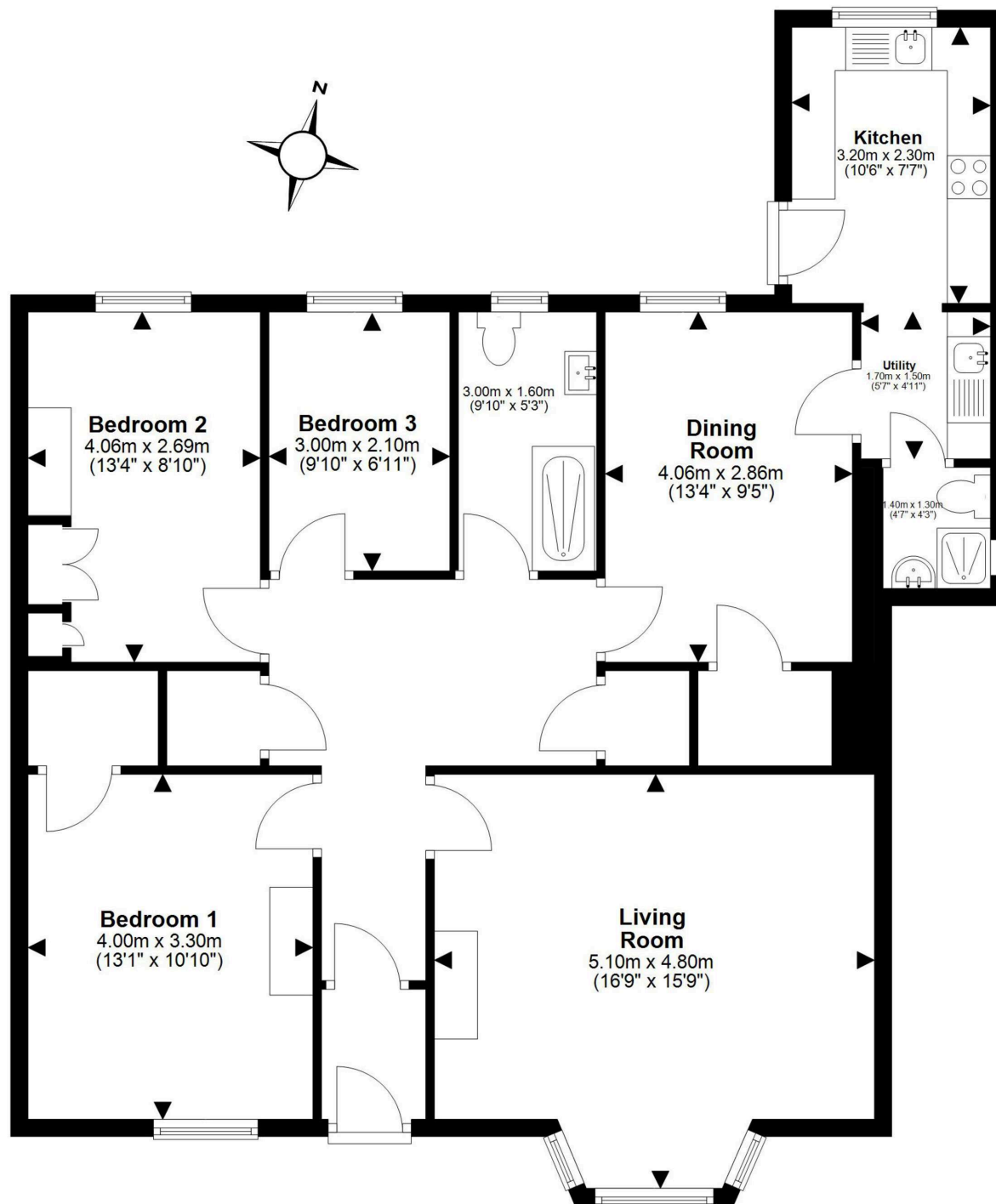
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.