



South Oswald Road, Edinburgh, EH9





An immaculately presented four bedroom penthouse apartment in an **exclusive development** in the Grange.



Offers Over £1,100,000 **Tenure** Freehold **Local Authority** The City of Edinburgh Council **Council Tax** Band H



Forming part of a modern development, South Oswald Road is a superb four-bedroom, penthouse apartment, quietly situated in the heart of the highly desirable residential area of The Grange, yet within easy reach of the City Centre.

The property is well presented throughout and offers generously proportioned contemporary accommodation with the additional benefit of excellent storage, private underground parking for two vehicles, lift access, a communal store and access to beautifully maintained shared garden grounds.

The property has a large private south-facing wrap around balcony with wonderful views to Blackford Hill. The accommodation comprises: magnificent open plan sitting and dining area with floor to ceiling windows leading on to balcony, large modern eat-in kitchen with integrated appliances and separate utility room off, principal bedroom suite with dressing room and en suite bathroom off, second double bedroom with dressing room and en suite shower room, further double bedroom with fitted wardrobes, bedroom 4/study, family bathroom. Excellent storage and two secure garage spaces in underground car park. Lift access. The property is set amongst beautifully well-maintained landscaped gardens.





Features:

- South-facing private terrace
- Open plan living room/dining room
- Four bedrooms
- Three bathrooms
- Lift access
- Private parking for two vehicles
- Access to shared gardens



Location

The Grange conservation area is often regarded as one of Edinburgh's most desirable and coveted residential districts. Its leafy surroundings lie approximately one mile south of the city centre with Blacket and Newington to its east and Morningside and Bruntsfield to its west; all of which offer an excellent variety of independent retailers, Waitrose, Tesco, Marks & Spencer, numerous bars, coffee shops and restaurants. It is also well placed for access to Cameron Toll shopping centre, the main university buildings at George Square and King's Buildings and the Royal Hospital for Sick Children.

A wide variety of recreational amenities are nearby including theatres, cinemas, The Royal Commonwealth Pool, Warrender Swimming Baths and numerous golf courses. There is also good access out of town to the city bypass and on to the Edinburgh International Airport and motorway network of central Scotland. Excellent schooling in both the private and public sector are catered for.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Approximate Gross Internal Floor Area

2093 Sq Ft - 194.44 Sq M

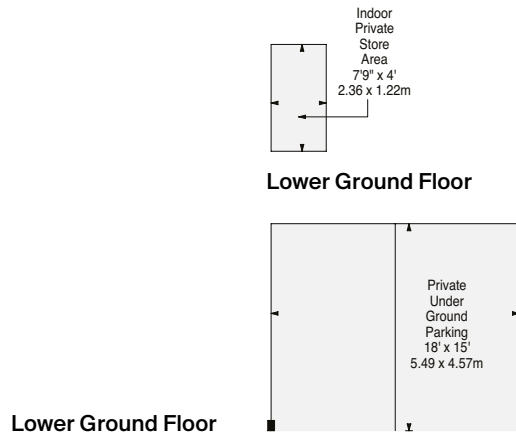
Private Hallway: 226 Sq Ft - 21.00 Sq M

Lift: 20 Sq Ft - 1.86 Sq M

Private Under Ground Parking & Indoor Private

Store Area: 301 Sq Ft - 27.96 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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