



St. Albans Road, Edinburgh, EH9



An **immaculate** three bedroom, main door lower villa with private front and rear garden.

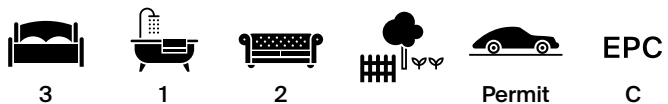
This main door lower villa is part of a distinguished two-story terrace situated in the highly desirable Grange district.

The interior, which has been spaciouly designed and modernized to an excellent standard, offers an ideal family home filled with elegant features. Upon entering, you're greeted by a generous reception hall that leads into flexible living spaces. These include a charming sitting room with a bay window, a large dining room at the rear that incorporates a family area, and a superb open-plan kitchen that is fully equipped.

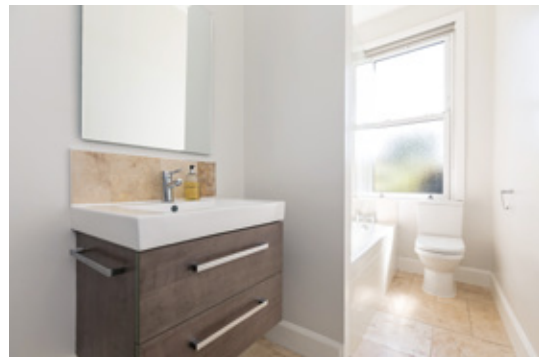
The principal bedroom is impressively spacious, featuring built-in wardrobes. There are also two additional bedrooms, and a luxurious family bathroom complete with a white suite, a shower with a screen over the bath, and Travertine flooring along with partial wall tiling. The property benefits from a gas combi boiler and double glazing,

Outside, the property enjoys the advantage of a south-facing rear garden, which includes a garden pod and a former air raid shelter, currently used for storage. The private front garden offers a convenient bike store.

Residents have access to zoned residents parking.



Offers Over	Tenure	Local Authority	Council Tax
£630,000	Freehold	The City of Edinburgh Council	Band F



Location

St. Albans Road is located in the sought-after residential area of The Grange on the city's Southside. There are excellent local shops, bistros and bars in nearby Marchmont, Newington, Bruntsfield and Morningside. The city centre is a short stroll across The Meadows and the King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, Falcon Bowling and Tennis Club, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the green, open spaces of the Hermitage of Braid, Arthur's Seat and Blackford Hill.

Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment area for the highly regarded James Gillespie's Primary School and High School. There is easy access to an efficient local transport network and nearby routes to the City Bypass and Edinburgh International Airport.

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

1532 Sq Ft - 142.32 Sq M

Storage: 74 Sq Ft - 6.87 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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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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Particulars dated August 2024. Photographs and videos dated August 2024.

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