



GRANGE LOAN

Edinburgh, EH9



TERRACED HOUSE, WITH PRIVATE GARDEN AND GARAGE

In one of Edinburgh's most desirable neighbourhoods.



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Single



EPC

D

Local Authority: The City of Edinburgh Council

Council Tax band: G

Tenure: Freehold

Offers over: £1,050,000



DESCRIPTION

Situated in the heart of the Grange, one of Edinburgh's most desirable neighbourhoods, this elegant six-bedroom terraced house offers spacious and flexible accommodation across three floors.

The ground floor features a welcoming hallway, formal sitting and dining rooms, a generous kitchen with adjoining utility room, and a WC. Off the kitchen there is a further bedroom or office.

On the first floor, you'll find a large lounge/dining room, the principal bedroom with en-suite and walk-in wardrobe and a family bathroom.

The top floor offers four further bedrooms and an additional shower room—ideal for family life or home working.



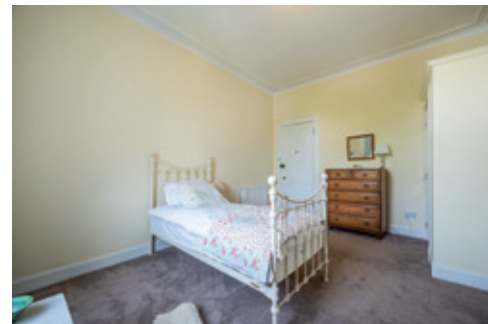
Outside the property benefits from a private garden along with single garage.

Rich in period charm and ideally located for excellent schools, parks, and city amenities, Grange Loan is a substantial family home in a prime location.

LOCATION

Grange Loan is a highly sought-after address located in the heart of The Grange, one of Edinburgh's most prestigious and affluent residential neighbourhoods. Positioned on the city's desirable south side, it offers convenient access to the capital's central business, financial, and shopping districts.

This prime location is within walking distance of Morningside, a vibrant area known for its independent shops, acclaimed restaurants, the historic Dominion Cinema, and both Waitrose and Marks & Spencer supermarkets. Nearby Bruntsfield further enhances the lifestyle offering with its stylish bistros, artisan cafés, lively bars, and boutique shopping.





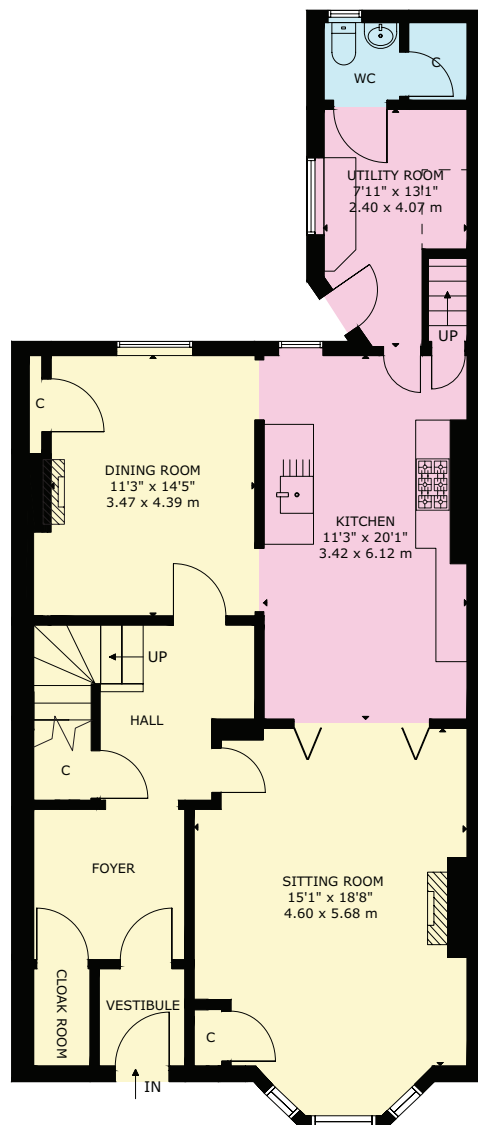
Residents enjoy proximity to some of Edinburgh's most scenic green spaces, including the Hermitage of Braid, Blackford Hill, Arthur's Seat, The Meadows, and Holyrood Park. Excellent recreational facilities are close at hand, such as the Royal Commonwealth Pool, Waverley Tennis Club, a range of golf courses, and the Midlothian Snowsports Centre at Hillend.

The area is exceptionally well served by leading educational institutions. Top-performing private schools include George Heriot's, George Watson's College, and Merchiston Castle School, alongside highly regarded state schools such as Sciennes Primary and James Gillespie's High School.

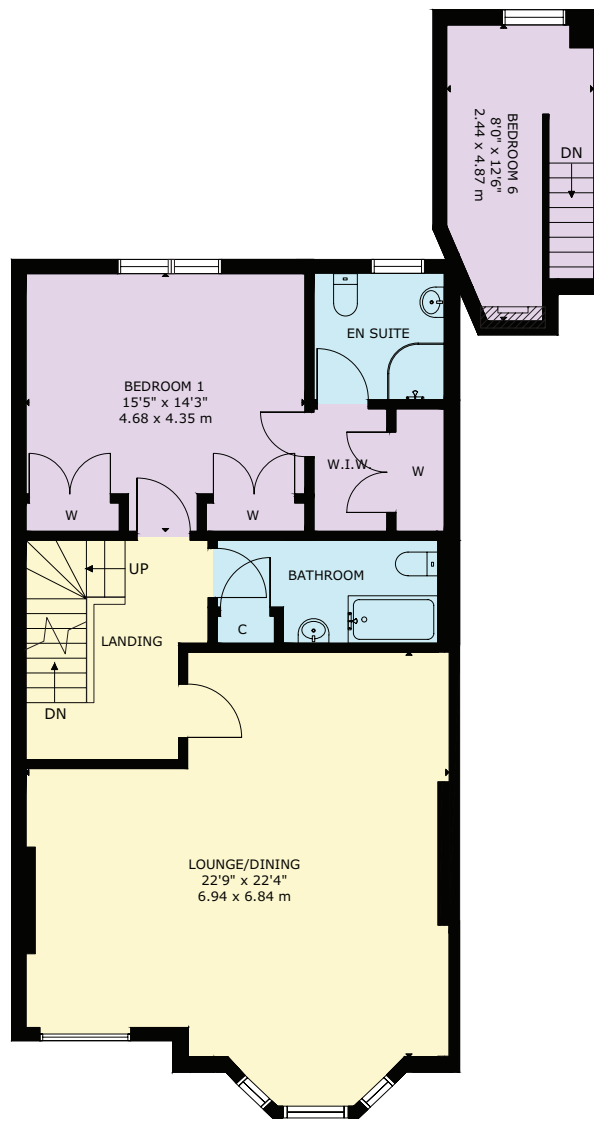
Grange Loan is also ideally placed for access to Edinburgh University, Napier University, the Royal (Dick) School of Veterinary Studies, Edinburgh Royal Infirmary, and the new Edinburgh Children's Hospital. The location benefits from excellent transport links, with easy access to the City Bypass, Edinburgh International Airport, and the central Scotland motorway network including the M8, M9, M90, and the Queensferry Crossing.



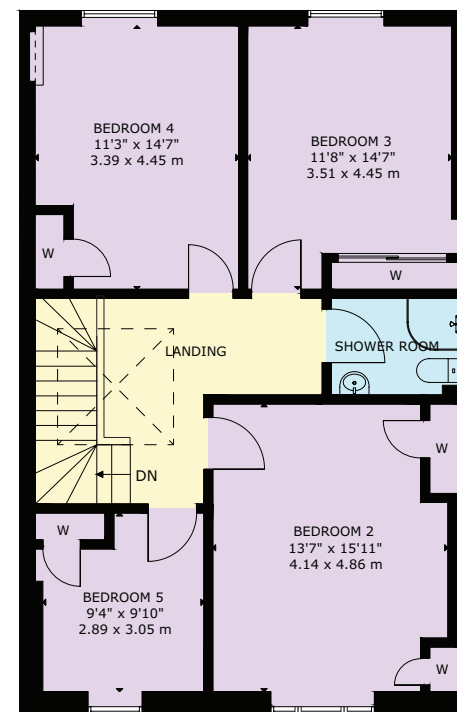
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



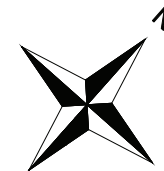
Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area
3,165 sq ft / 294 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

I would be delighted
to tell you more.

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