



GRANGE LOAN

Edinburgh, EH9



A CONTEMPORARY TOWNHOUSE LOCATED IN THE HEART OF THE GRANGE, ONE OF EDINBURGH'S MOST PRESTIGIOUS ADDRESSES.



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Single



EPC

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Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £1,350,000

DESCRIPTION

An exceptional modern townhouse, forming part of an exclusive development of just seven bespoke homes, designed by the award-winning SI Developments. Perfectly positioned within the Grange Conservation Area and adjacent to open parklands, this striking residence combines architectural sophistication with outstanding family accommodation arranged over four beautifully presented levels.

Finished to an impeccable standard throughout and extending to over 3,000 sq ft, the property has been thoughtfully designed to maximise natural light, space, and flexibility, ideal for contemporary family living.

The ground floor features a welcoming vestibule leading into a spacious hallway with a versatile galleried study overlooking the light-filled double-height kitchen/family area. Access to spacious integral garage.

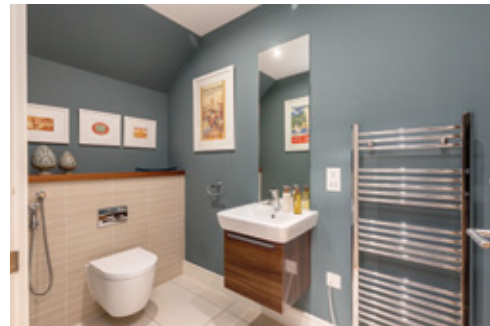
The lower ground floor is dedicated to a magnificent open-plan kitchen, dining and family space with bi-fold doors giving access to a stone patio and fully enclosed south facing garden. A separate utility room and W.C. complete this level.

On the first floor the generous sitting room boasts double sliding doors onto the balcony, providing a seamless connection between indoor and outdoor spaces. Two double bedrooms and a stylish shower room are also located on this level.

The upper level hosts the principal bedroom with a spacious en-suite featuring a free-standing bath and walk-in shower. Two further double bedrooms, one of which is currently utilised as a dressing room, and features generous custom-fit wardrobes and shelving. A spacious family bathroom ensures superb flexibility for family and guests alike.

Internally the property benefits from Palermo Oak internal doors, bespoke oak veneered staircase, gas underfloor heating to the basement and ground floor level, electric heat mats to bathrooms on upper floor levels, highly efficient energy catcher boiler. Full fibre high-speed broadband.





Externally, the property benefits from an integral garage, private parking, and beautifully landscaped communal grounds that complement the leafy surroundings.

Ideally located within walking distance of George Watson's College, one of Edinburgh's leading independent schools—and within easy reach of the city centre, this exceptional townhouse offers the perfect blend of modern luxury, architectural excellence, and timeless 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.

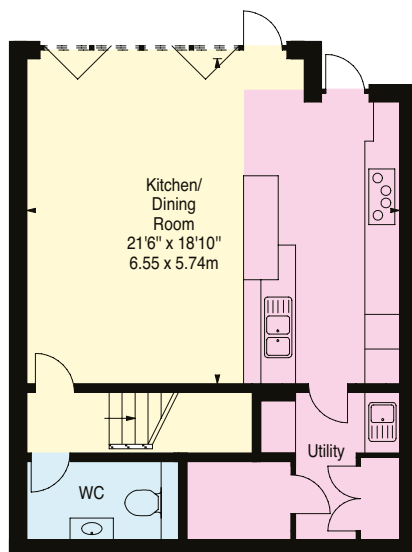
Residents enjoy proximity to some of Edinburgh's most scenic green spaces, including the Hermitage of Braid, Blackford Hill, Arthur's Seat, The Meadows, and Holyrood Park. Excellent recreational facilities are close at hand, such as the Royal Commonwealth Pool, Waverley Tennis Club, a range of golf courses,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

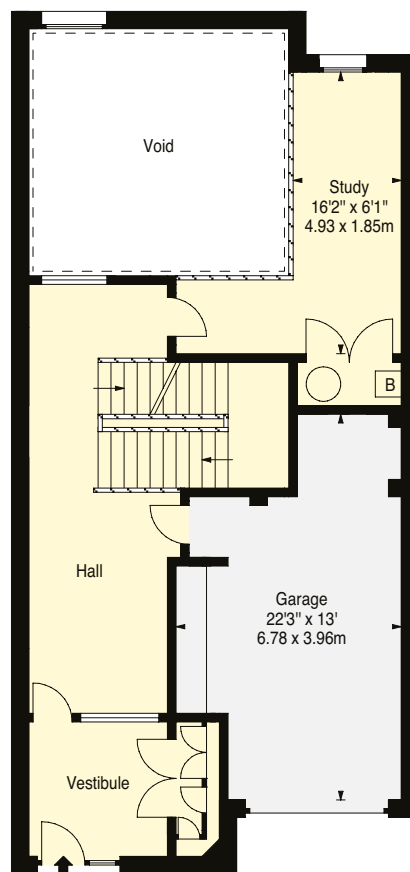
Grange Loan is also ideally placed for access to Edinburgh University, Napier University, the Royal (Dick) School of Veterinary Studies, Edinburgh Royal Infirmary, and the new Edinburgh Children's Hospital. The location benefits from excellent transport links, with easy access to the City Bypass, Edinburgh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



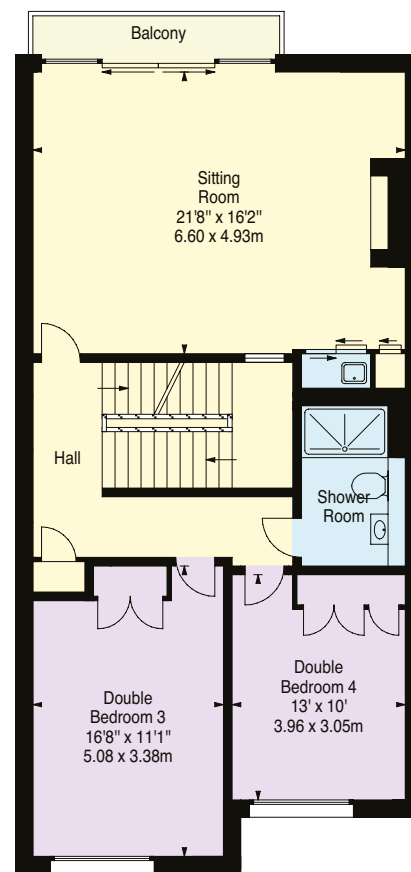
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



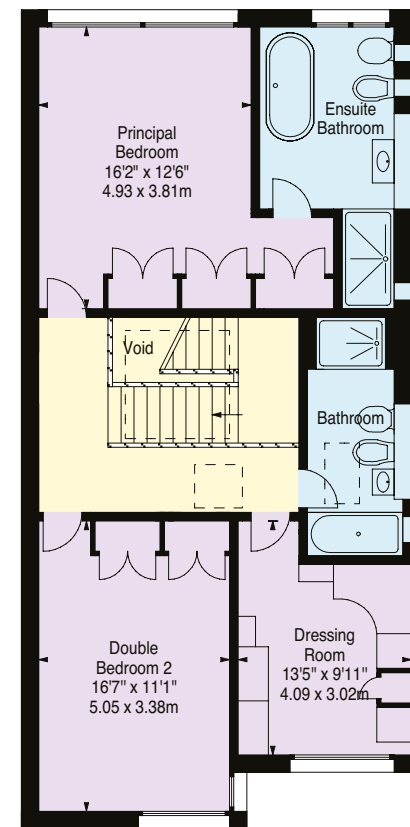
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
3235 Sq Ft - 300.53 Sq M (Including Garage)

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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