



126 Grange Loan
Grange, Edinburgh, EH9 2EF



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126

Grange Loan

Generously proportioned upper villa which offers flexible family accommodation of considerable character and style.

- Beautiful home with traditional period features
- Spacious hall with cupola
- South-facing bay window living room
- Generous dining kitchen
- Three double bedrooms
- Further bedroom
- Three-piece wet room
- Modern Shower room
- Partially floored loft space
- Private garden w/summer house
- Driveway Single garage w/electric car charger
- Gas central heating & part double glazing



Offers Over £630,000

Home Report: £650,000

EPC Rating: D

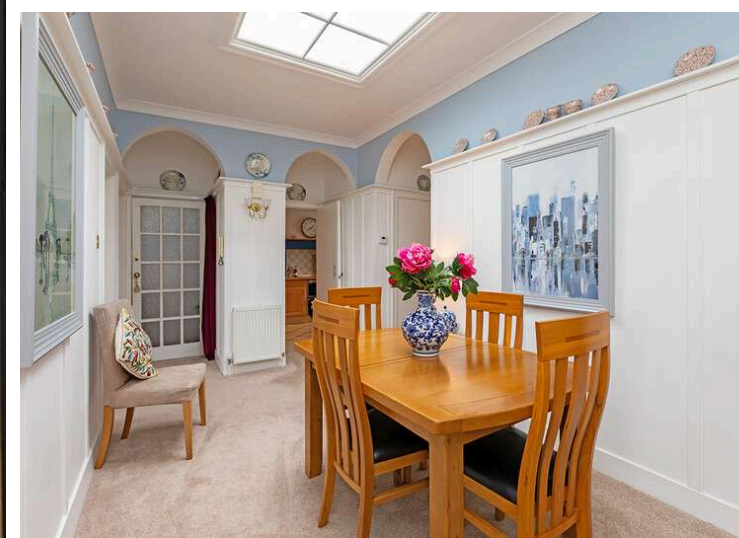
Council Tax: G

Tenure: Freehold

We are delighted to offer for sale this generously proportioned upper villa which offers flexible family accommodation of considerable character and style in the highly regarded Grange district to the south of the city centre.

It forms part of a handsome traditional stone-fronted villa and comprises a private entrance vestibule & stairway, broad dining hall with glazed cupola providing a flood of natural light, south-facing living room with bay window, fitted dining kitchen, bay windowed double bedroom with views of Arthur's Seat, two further double bedrooms, single bedroom/study, a spacious wet room and modern shower room.

The property also offers a substantial loft and enjoys the benefit of gas central heating and part double glazing, as well as a sunny aspect to the front and fine open views. There is a mature area of private garden ground to the rear of the building, this being accessed via a door and shared stairway off the half landing, and an adjacent single garage with electric car charger affords secure off-street parking.





Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes.

The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets.

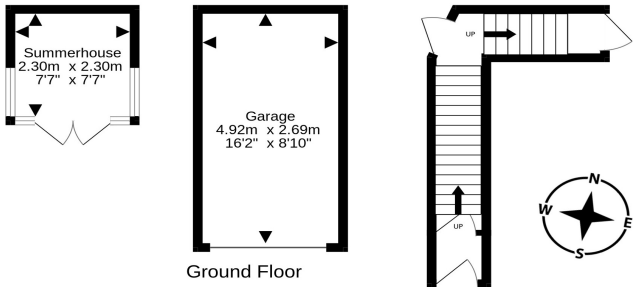
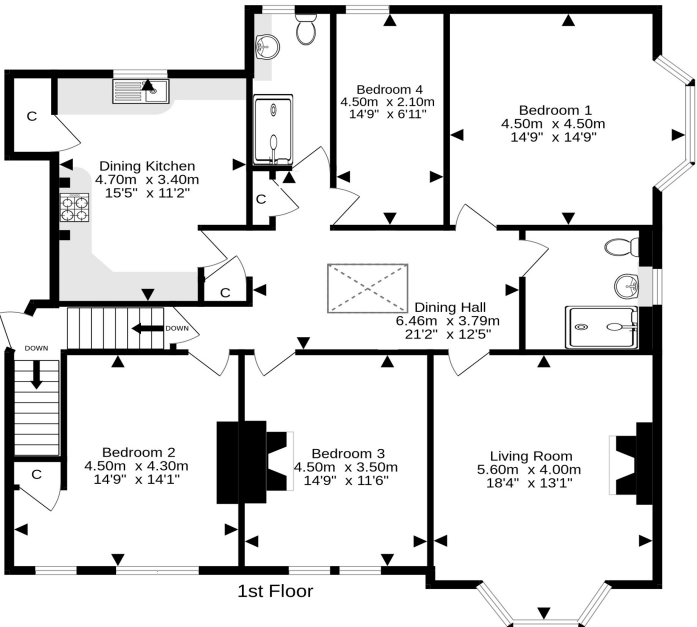
Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital.

The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.





Extras: To include all fitted carpets and fitted flooring, curtains and blinds, oven, hob, fridge/freezer, washing machine, tumble dryer and light fixtures in the sale.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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