



# 37 St Alban's Road

Grange, Edinburgh, EH9 2LT



VMH ESTATE AGENTS



## Truly impressive 4 bedroom main door upper villa with delightful rear garden, located in the Grange

- Elegant sitting room with bay window
- Superb, spacious kitchen/dining room
- Impressive dining hall
- Double bedroom 1 - walk-in wardrobe
- 3 further bedrooms
- Stylish family bathroom
- Prestigious residential area
- Delightful private rear garden
- Permit & unrestricted on street parking
- Gas central heating & double glazing



**Fixed Price: £695,000**

**EPC Rating: D**

**Council Tax: G**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**

# About the Property

Located in the highly sought after residential area of the Grange, this superb 4 bedroom main door upper villa benefits from a delightful south-facing private garden to the rear. The property has an enviable position on a peaceful residential street that lies in an exceptional school catchment area as well as being within easy reach of a variety of local amenities.

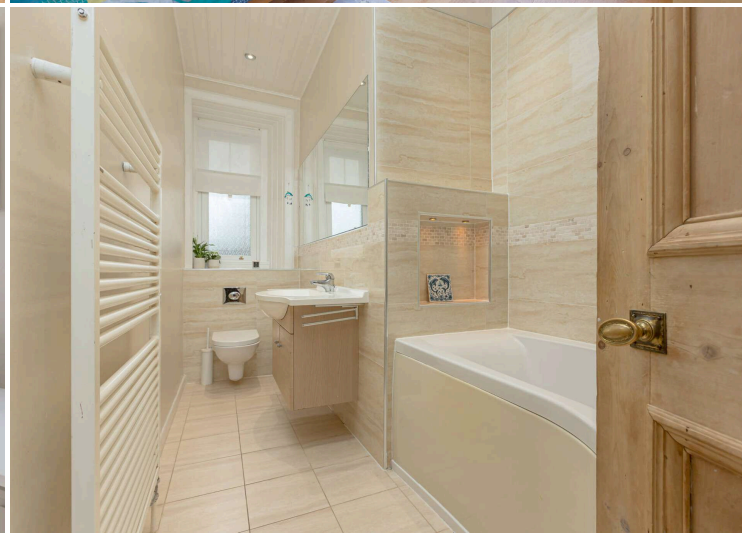
The impressive interior is bright and generously proportioned throughout and offers ideal, versatile family accommodation. There is an abundance of storage and the accommodation is complemented by charming period features such as decorative cornicing, fireplaces and a stunning cupola in the dining hall that allows an abundance of natural light to flood in.

## Extras

All fitted floor coverings, blinds, curtains (excluding the curtains in bedroom 3), light fittings, full length fridge and freezer, hob, oven, extractor hood, combination microwave, dishwasher, washing machine and tumble dryer are included in the sale price. The garden shed is also included in the sale price.







## Location

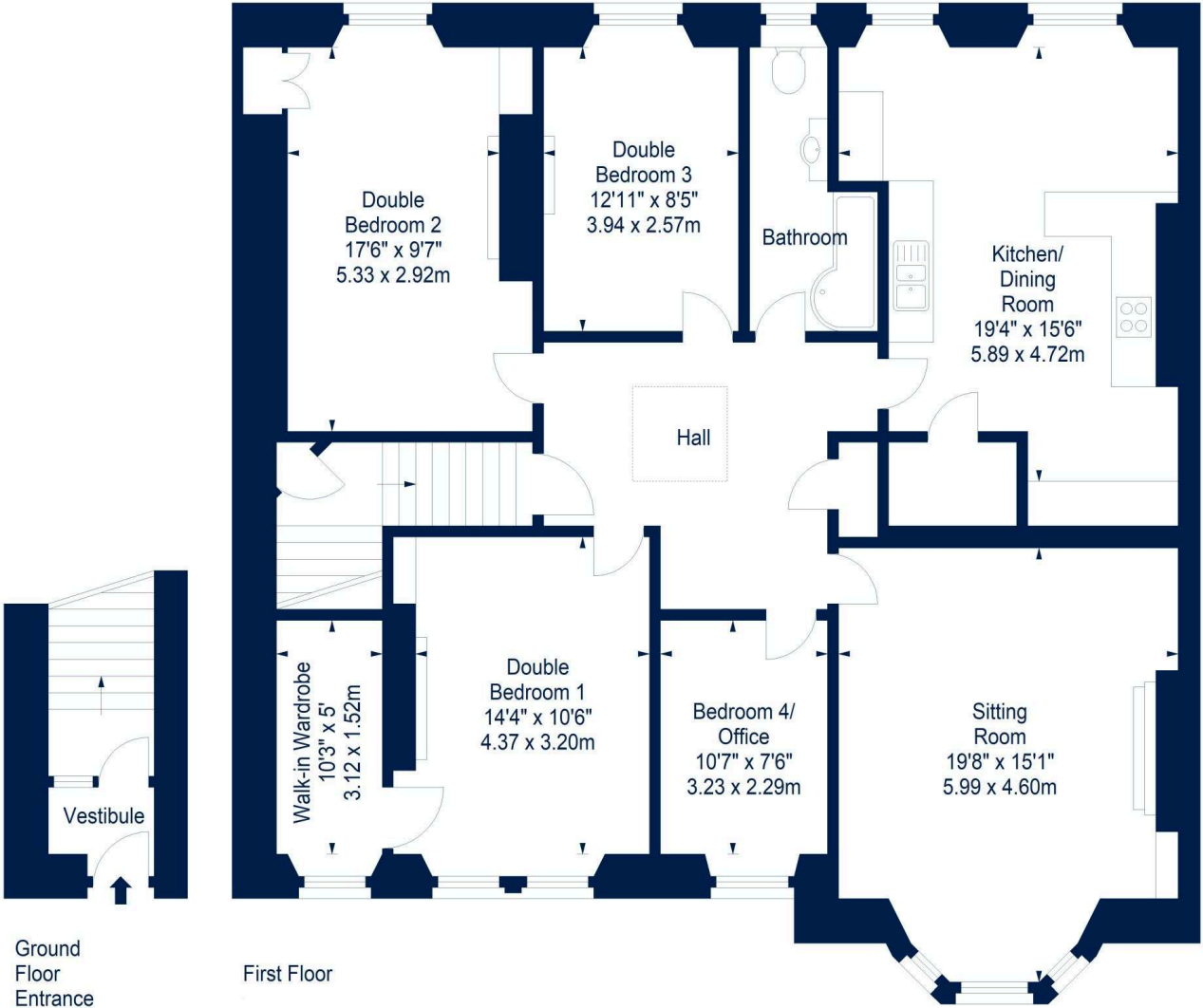
The Grange conservation area is often regarded as one of Edinburgh's most desirable and coveted residential districts. Its leafy surroundings lie approximately one mile south of the city centre with Blacket and Newington to its east and Morningside and Bruntsfield to its west; all of which offer an excellent variety of independent retailers, 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 Building. A wide variety of recreational amenities are nearby including 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.

# Floor Plan

St. Albans Road,  
Edinburgh,  
Midlothian, EH9 2LT



Approx. Gross Internal Area  
1614 Sq Ft - 149.94 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025





VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.