



2 Relugas Place

Grange, Edinburgh, EH9 2PY



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Delightful 3 bedroom terraced house with private gardens & a single garage, situated in a prestigious location.

- Stylish sitting room
- Fitted kitchen
- Lovely bright sun room/dining room
- 2 spacious double bedrooms
- Bedroom 3
- Family bathroom
- Private gardens to the front & rear
- Single garage & on street parking
- Gas central heating & double glazing
- Prestigious residential area



Offers Over: £375,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located in the prestigious residential area of the Grange, this superb 3 bedroom terraced house benefits from lovely private gardens to the front and rear. In addition to this there is a single garage located to the rear of the property.

The interior is bright and well proportioned throughout and having been upgraded by the current owners, offers superb, tastefully presented accommodation. Further benefits include gas central heating and double glazing.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are 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.



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House - Approx. Gross Internal Area - 831 Sq Ft - 77.20 Sq M
Garage - Approx. Gross Internal Area - 134 Sq Ft - 12.45 Sq M

For identification only. Not to scale. © SquareFoot 2025





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