

15/2 Grange Terrace

THE GRANGE, EDINBURGH, EH9 2LD



Beautifully presented two-bedroom drawing room flat offers an elegant and spacious living space



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McEwan Fraser is delighted to bring this beautifully presented two-bedroom drawing room flat to the market. The property is presented to the market in superb internal order and offers an elegant and spacious living space. As is typical with this type of property, there are high ceilings, wonderful natural light and the fantastic period features that properties in the area are renowned for. The property occupies a prime position in the most desirable residential areas in the city.

THE DRAWING ROOM



Internal accommodation is focused on a superb drawing room that enjoys ample floor space for a full suite and dining table. Natural light is provided by an elegant bay window with traditional sash and case windows. While bench seating has been arranged in the bay, which helps to neatly accommodate the dining table, the floor space on offer gives tremendous flexibility for an incoming purchaser to create their ideal entertaining space. Traditional features such as high ceilings, ornate cornices, and high skirting boards combine to give the sense of grandeur that properties like this are rightly famous for.



THE KITCHEN



The kitchen faces the rear of the property. There is an array of contemporary fitted units and ample work surface space. The units have been arranged around a mixture of integrated and free-standing appliances including an induction hob.





There are two exceptionally generous double bedrooms. The larger bedroom faces the rear of the building and boasts a full range of period features. Alongside a traditional Edinburgh press, there is plenty of floor space for a complete range of free-standing furniture to complement fitted wardrobes. The second bedroom is also a generous double and is adjacent to the drawing room.

Internal accommodation is completed by the entrance hallway which includes integrated storage and a stylish modern shower room. The shower room is fully tiled and boasts an immaculate high-spec finish. This flat must be viewed to be fully appreciated.

THE STUDY



THE BATHROOM



BEDROOM 1



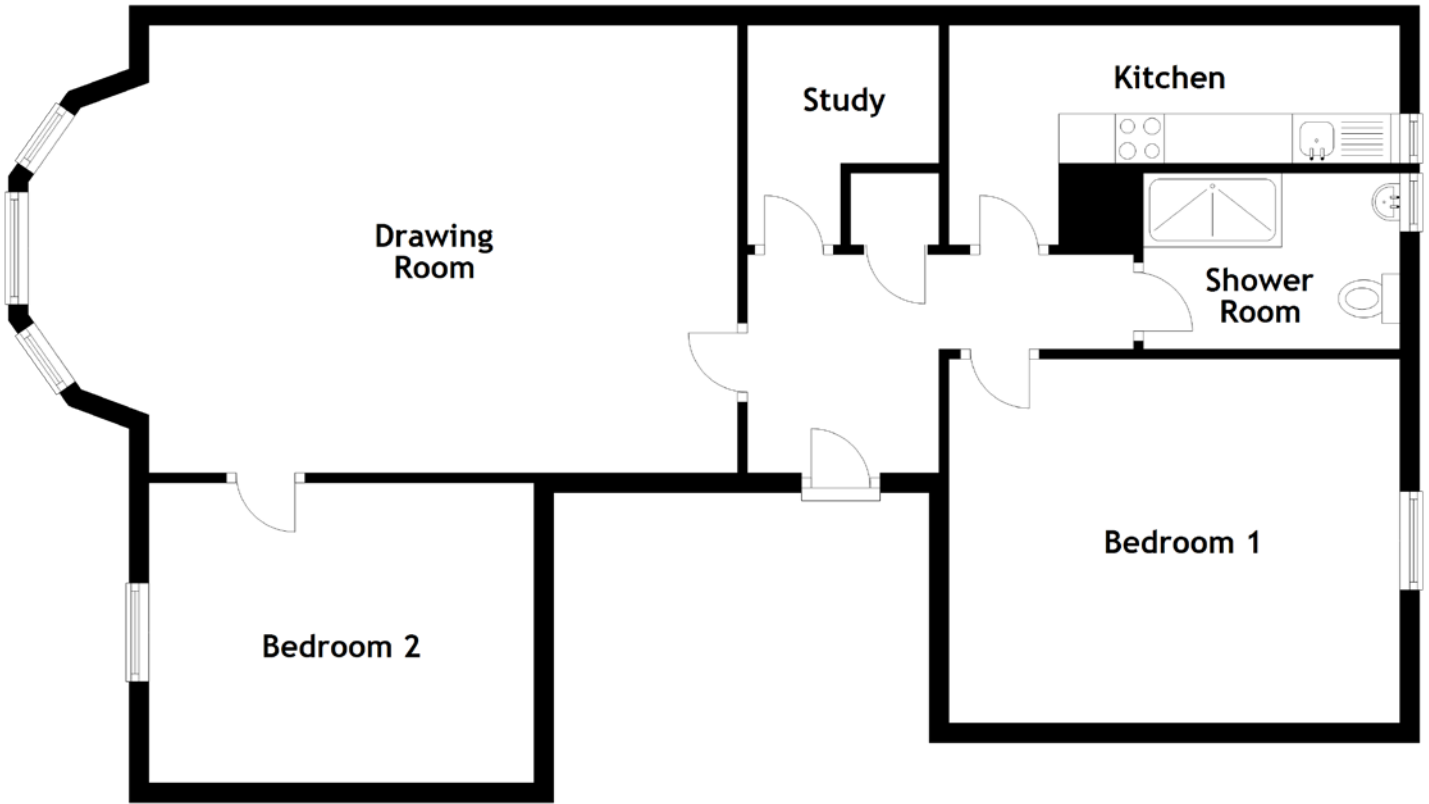
BEDROOM 2



COMMUNAL AREAS



FLOOR PLAN, DIMENSIONS & MAP



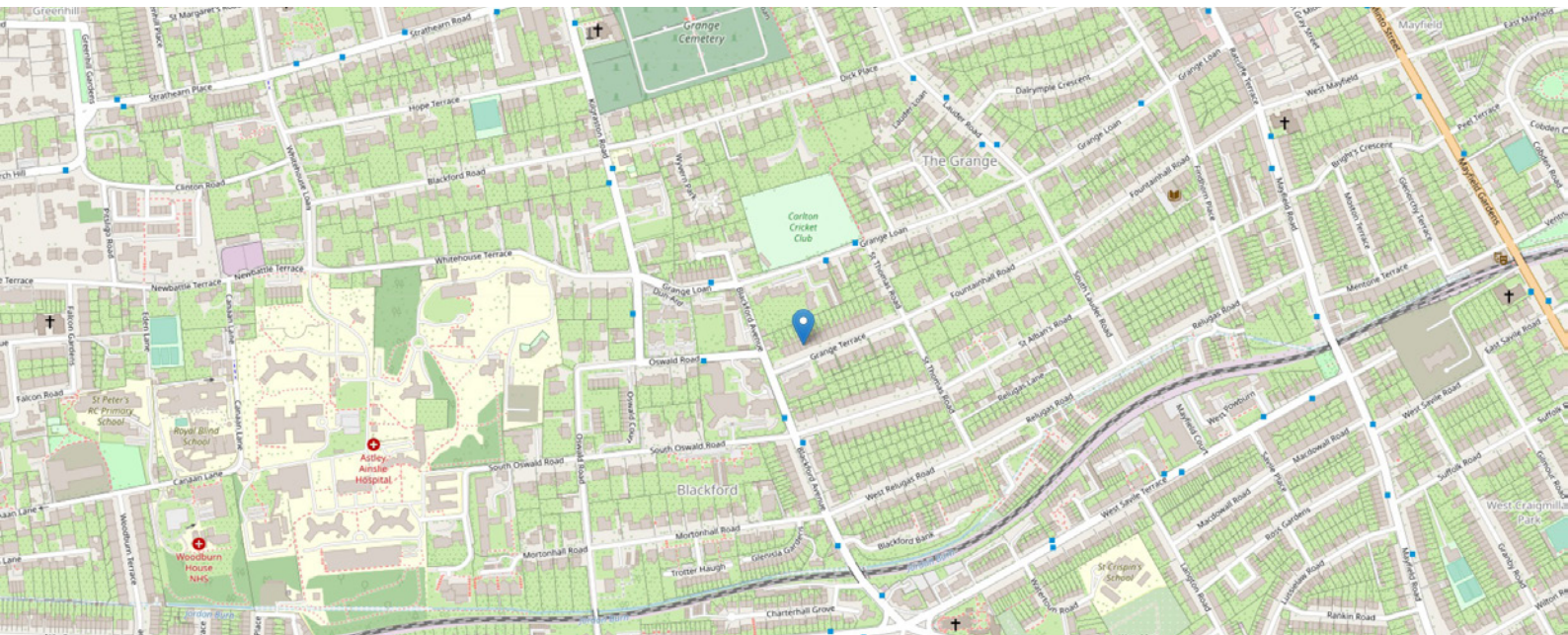
Approximate Dimensions
(Taken from the widest point)

Drawing Room 7.22m (23'8") x 4.55m (14'11")
 Kitchen 4.59m (15'1") x 2.23m (7'4")
 Study 2.23m (7'4") x 1.95m (6'5")

Shower Room 2.61m (8'7") x 1.79m (5'10")
 Bedroom 1 4.57m (15') x 3.70m (12'2")
 Bedroom 2 3.92m (12'10") x 3.05m (10')

Gross internal floor area (m²): 84m²
 EPC Rating: C

VIRTUAL TOUR



THE LOCATION

The Grange is one of the capital's most respected and highly sought-after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree-lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive gardens.





Princes Street and the city centre lie little more than 1 mile away and are readily accessible via regular public transport services or simply by strolling through the Meadows and down the Mound. Neighbouring Newington, Marchmont, Morningside and Bruntsfield offer the widest selection of shopping and leisure facilities. Delightful small speciality shops, supermarkets, cafes, restaurants and bars are all within walking distance. The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill and the Hermitage of Braid offer opportunities for walking, jogging and cycling. The Carlton Cricket Club is just a short walk from the house and the nearby Royal Commonwealth Pool offers a wide programme of activities for children and adults alike. There are a number of University Buildings within a few minutes on foot, and nearby public and private sector schooling is excellent (James Gillespies, George Watsons and George Heriots).



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