



6/2 Grange Road
SOUTH SIDE | EDINBURGH | EH9 1UH


warners
solicitors & estate agents



6/2 Grange Road

SOUTH SIDE | EDINBURGH | EH9 1UH

A rare opportunity to purchase this impressive, well presented second floor flat in excellent order. Forming part of a very well-maintained traditional tenement building and occupying prime position nestled between the sought after Newington and Grange, only a short walk from the city centre and meadows alike.

This delightful property has been tastefully styled whilst retaining a wealth of period features including large rooms and ornate corning. The property would make an ideal home and investment alike. The property comprises hallway with storage cupboard, kitchen that currently comprises double oven, induction hob, fridge/freezer, washing machine, dishwasher, dining area and homes the boiler. The living room boasts original double windows giving an abundance of light, traditional corning, an Edinburgh press and a dining area. There are three well proportioned bedrooms with one benefitting from a box room and double windows. There is also a further large box room/study off the hall and completing the accommodation is the stylish new shower room with double waterfall shower and heated towel rail. The property also benefits from gas central heating, Hive remote heating system, a shared garden and secure entry.

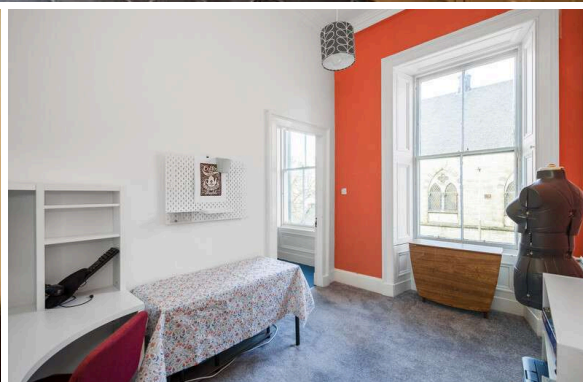
- Welcoming reception hall with storage
- 3 Well proportioned Bedrooms
- Spacious fitted kitchen
- Spacious living room with traditional features
- 2 Box rooms
- Stylish new shower room
- Secure door entry system and Gas central heating
- Ample permit parking and Shared rear garden

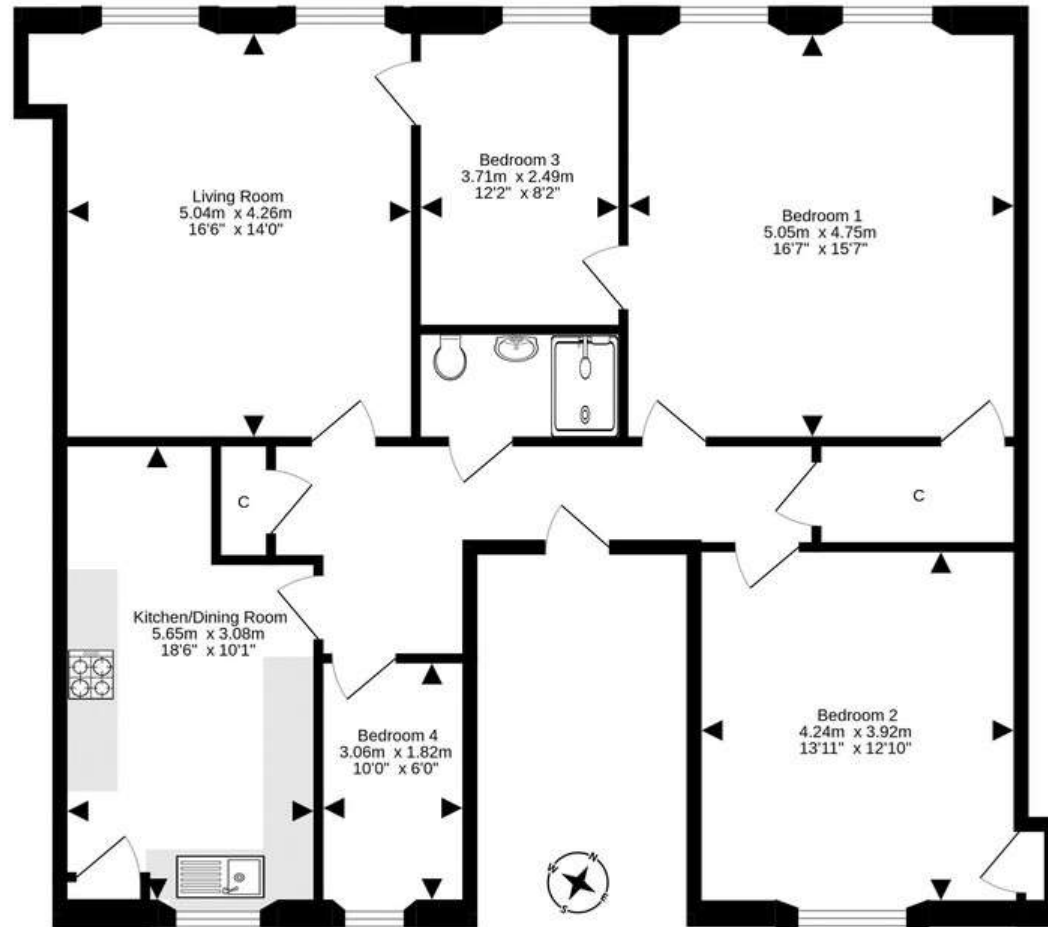
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All kitchen appliances and some items of furniture can be included in the sale. EPC Rating E.

Nestled between the Grange and Newington, the property is only a short walk from the Meadows, Arthur's Seat and the city centre. The Grange is one of Edinburgh's most prestigious residential areas, situated moments south of the city centre. The Grange is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local cafes amenities, doctor surgeries, pharmacies, churches and specialty shops and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. The Wide green spaces of the Meadows are conveniently close. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.





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 62024