



11/1 Grange Loan
GRANGE | EDINBURGH | EH9 2NP

warners
solicitors & estate agents



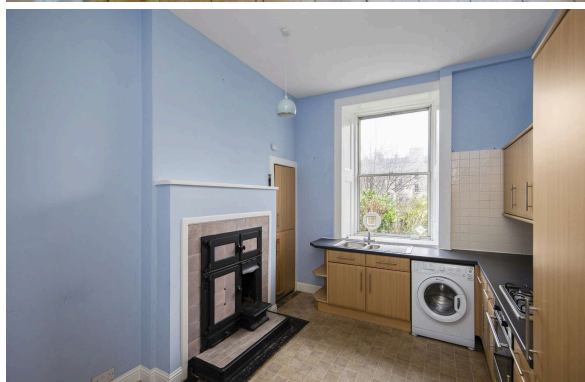
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Warners is delighted to present this immaculate two-bedroom ground-floor flat in the prestigious Grange area of Edinburgh. This traditional property perfectly balances modern interiors with period charm, making it appealing to a diverse range of buyers, including professionals, couples, families, and investors. The flat is located just under two miles from Edinburgh's city centre and is surrounded by excellent amenities, including shops, cafes, bars, the Royal Commonwealth Pool, education facilities, convenient transport links, and green spaces such as Holyrood Park and The Meadows.

The property features a spacious lounge with a charming fireplace, a dining kitchen complete with a stunning period cast iron oven, two well-proportioned bedrooms, and a versatile box room. A three-piece bathroom with a shower over the bath completes the internal accommodation. Externally, residents benefit from on-street permit parking and a well-maintained garden, providing a tranquil outdoor space.

- Prime Location: Grange area, near city center.
- Modern & Period Charm: Stylish interiors, traditional features.
- Spacious: Lounge, dining kitchen, box room.
- Broad Appeal: Suits various buyers.
- Close to Amenities: Shops, transport, parks.
- Outdoor Space & Parking: Garden, permit parking.



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

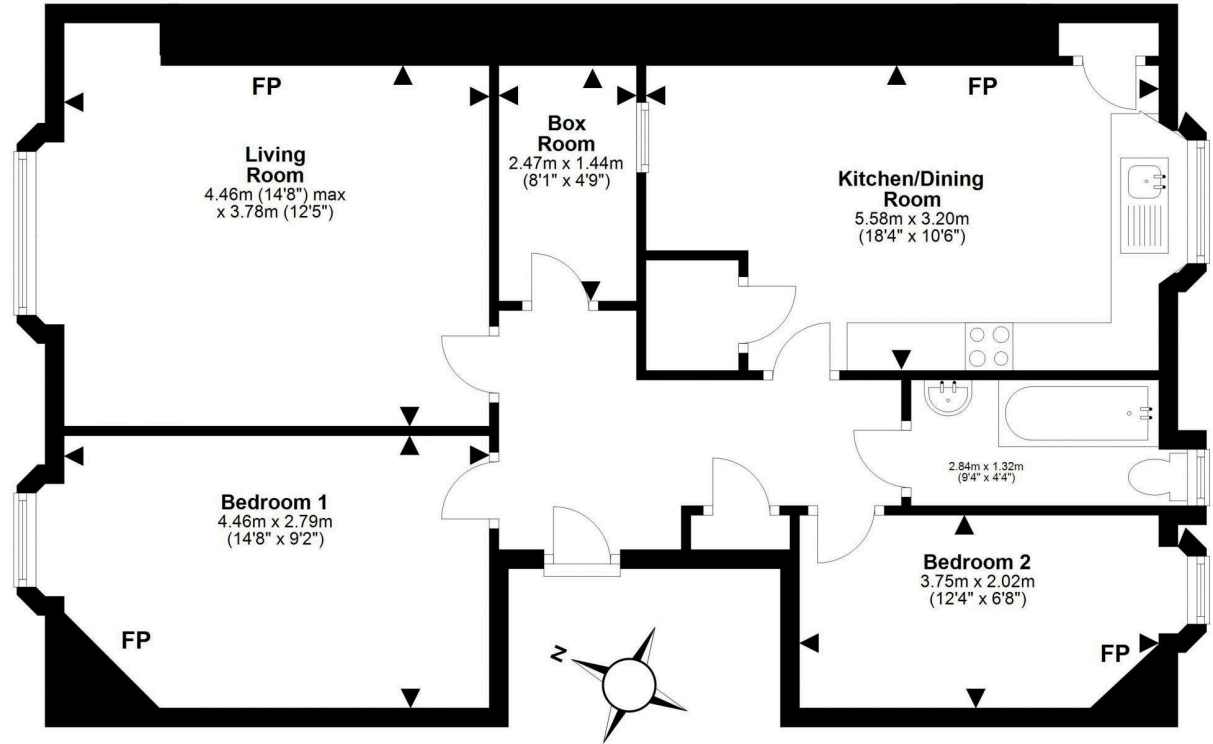


The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools, such as James Gillespie's and St Thomas of Aquin's. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks over nearby Blackford Hill, Braid Hill and Arthur's Seat. 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.

EPC D, Council tax D. There is no factor associated with this property.

Extras included in this sale are the fridge/freezer, washing machine, oven and hob





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.