



78 Findhorn Place
GRANGE | EDINBURGH | EH9 2NW


warners
solicitors & estate agents



78 Findhorn Place

GRANGE | EDINBURGH | EH9 2NW

Rarely available traditional main door two bed flat offering light and spacious accommodation, private front garden and direct access to a well maintained shared garden, superbly positioned in a highly desirable area with excellent amenities close at hand.

Viewing is highly recommended to appreciate this most appealing home, ideal for a wide cross section of purchasers including couples, someone with a young child or anyone looking to downsize to a ground floor level property. Superb period features within the bay windowed living room include a carved mantelpiece with tiled inserts, decorative cornicework and working window shutters. The kitchen has been tastefully fitted with a range of cream units and timber worktops and has ample free floor space for a dining table. The accommodation is completed by two double sized bedrooms and a bathroom fitted with a white suite, neutral tone tiled surrounds and mixer shower. A French door in the kitchen/dining room allows an easy transition into what is a very well maintained shared garden at the rear. A small private garden to the front is fully enclosed has space for seating to enjoy the afternoon and evening sun.

- Bay window living room retaining lovely period features
- Kitchen/dining room with French door to shared garden
- Second double bedroom
- Bathroom with mixer shower
- Entrance vestibule
- Hallway with stripped wood doors
- Gas central heating
- Private front garden
- Shared rear garden
- Permit parking on street
- EPC D and Council Tax D

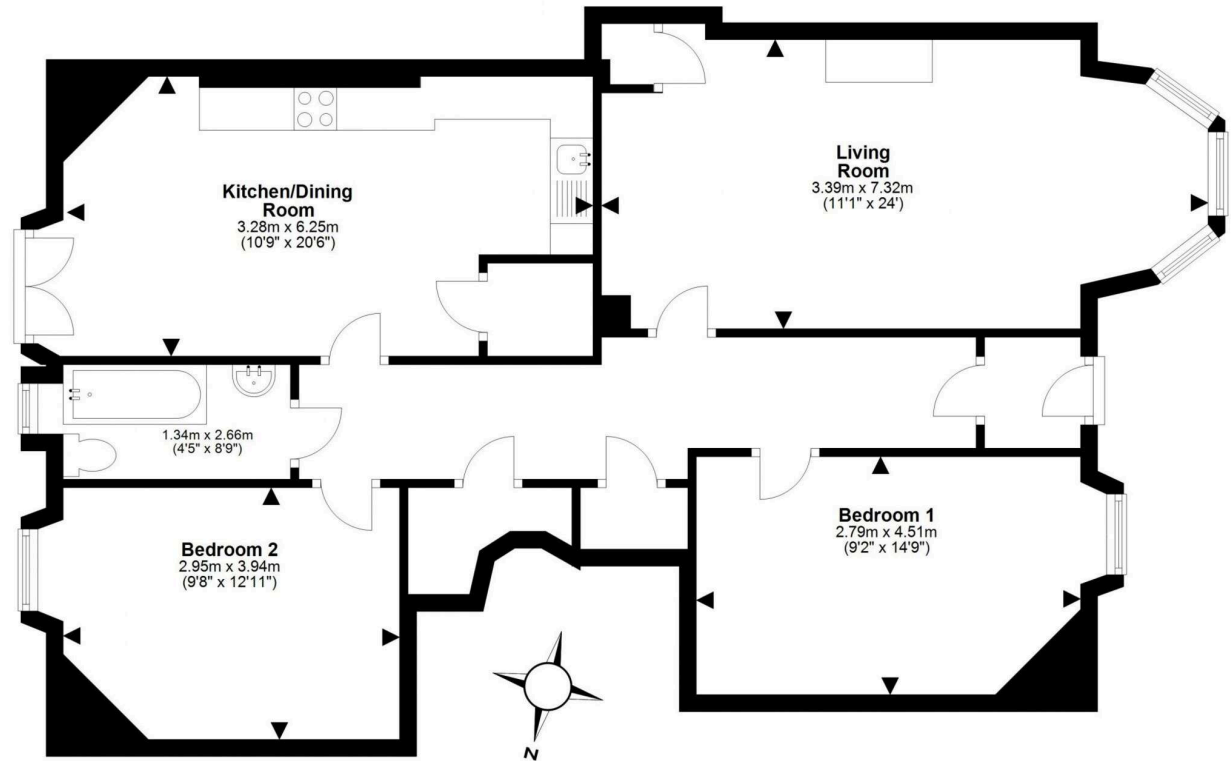
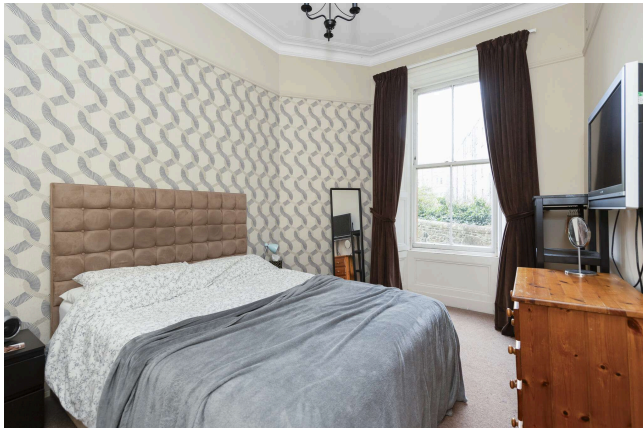
Everything in the property at time of viewing is included in the sale. (Photos taken during a tenancy, some items in photos may not be included).

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. 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.





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc