



1 Relugas Road  
GRANGE | EDINBURGH | EH9 2NE

  
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## 1 Relugas Road

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Nestled on a quiet street in the Grange, one of Edinburgh's most exclusive areas, is this stunning main door ground and lower ground villa. Set in a handsome Victorian house, split into two households, this spacious property boasts opulent period charm, a large garage, driveway and a substantial South facing private garden and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming vestibule and sweeping hallway, a bright dual aspect sitting room with detailed cornicing and feature fireplace, a stunning dining kitchen with island, contemporary kitchen units and generous dining space. There are two large double bedrooms on the ground floor – both with cornicing and grand fireplaces and the level is completed by a stylish bathroom with shower over bath. Following down a spiral staircase the lower level enjoys a useful study area with window, the third double bedroom, utility room and the accommodation is completed by an exquisite shower room.

Externally the beautiful stone walled South facing garden offers a secluded sunny space, mainly laid to lawn with outbuildings and an abundance of mature trees, shrubs and herbaceous perennials.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.









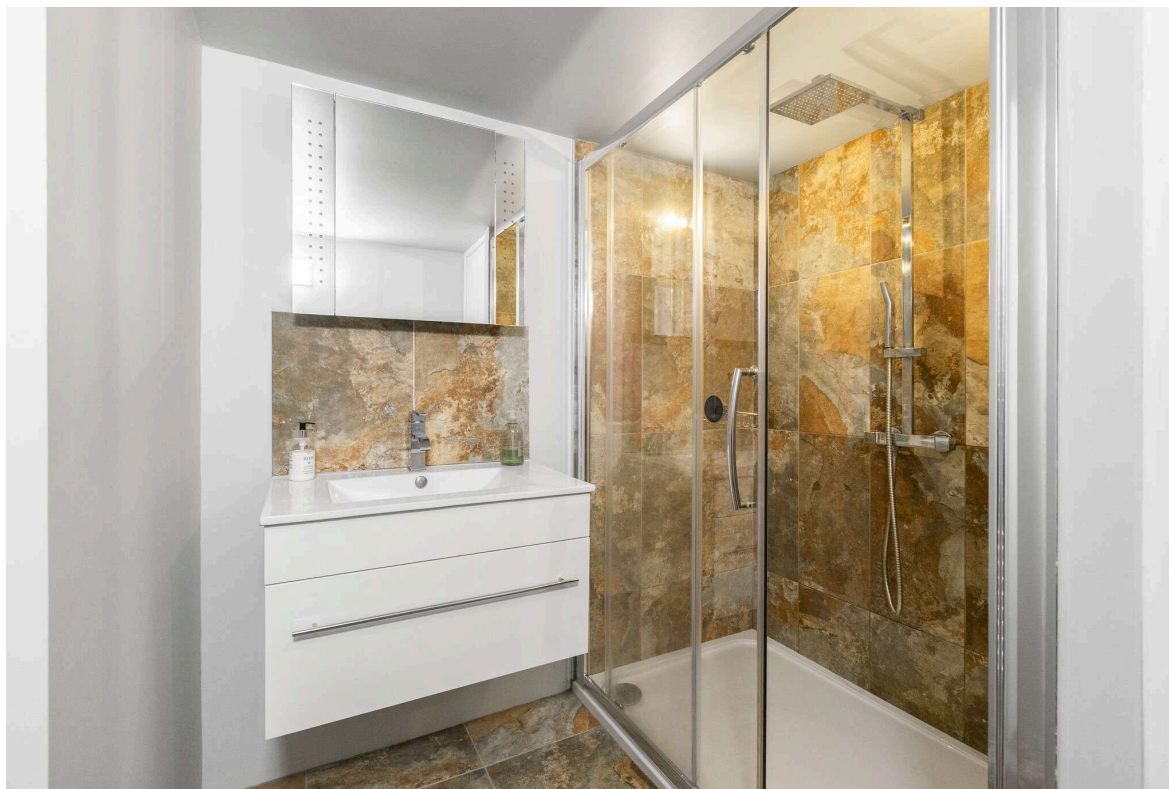
- Quiet street in the Grange - one of the city's most exclusive postcodes
- Close to the excellent amenities in Morningside and Marchmont
- Vast open green spaces of the Hermitage, Meadows and Arthur's Seat are close by
- Occupying the lower half of a substantial Victorian house over two levels, split into just two households
- Expansive South facing garden grounds, with greenhouse and summer house
- Driveway and garage
- Full of period features including ornate cornicing, fireplaces, original sanded floors and original ceramic floor tiles
- Welcoming vestibule with stained glass window, and double doors to hall with matching stained glass inserts
- Hallway with cupboard
- Bright dual aspect sitting room with feature fireplace
- Stunning dining kitchen with generous dining space, island with breakfast bar and French doors to cast iron Juliet balcony, featuring granite worktops, real slate floor and heatproof glass splashbacks
- Utility room with Vaillant boiler and Hotpoint washing machine
- Three spacious double bedrooms
- Bathroom with heated towel rail
- Shower room with heated towel rail and underfloor heating
- The original windows have all been refurbished with draughtproofing

- Original working shutters on most the windows (excluding those with Venetian blinds)
- Both pedestrian and double gates to the driveway, allowing secure off-street parking. Additional on-street parking is also available.

Included in the sale will be the Integrated appliances (2 fridges, freezer, dishwasher), Smeg range cooker with 6 gas burners, warming plate, fan oven, auxiliary oven and grill, matching Smeg extractor fan with lights, the washing machine in lower ground level utility room, Venetian blinds for the 4 windows without working shutters, (ground floor bathroom, kitchen small window, lower ground level study and bedroom 3), all light fittings with the exception of the chandelier in the sitting room and the vintage glass fitting in main bedroom 1, which will be replaced prior to sale.

Energy Rating D

Council tax Band G



The subjects are located in the Grange, one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange is characterised by wide leafy streets with attractive stone built properties of great history, 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, including Sciennes Primary School and James Gillespies High School. 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 area is conveniently close to The Royal infirmary and a myriad of university buildings whilst the city by-pass and main motorway networks are also close at hand.

