



32 Relugas Road
GRANGE | EDINBURGH | EH9 2ND

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Situated just south of Edinburgh city centre, this charming three-bedroom upper villa offers a wonderful blend of period character and contemporary living. Located within the catchment area of the highly regarded James Gillespie High School and Sciennes Primary School, the property is ideally positioned for families seeking quality education.

The accommodation comprises a welcoming entrance and staircase leading to the first floor, where you will find a generous living room, a formal dining room, and a well-appointed kitchen. Three bedrooms are comfortably arranged, alongside a modern family bathroom.

Externally, the property boasts a private rear garden, boasting fruit bushes, raised bed and greenhouse, providing a delightful outdoor space for relaxation or entertaining. On-street parking is available for residents and visitors.

Perfectly positioned within a desirable and vibrant area, this villa represents a rare opportunity to acquire a family home in one of Edinburgh's most sought-after neighbourhoods.

Prime location just south of Edinburgh city centre.

- Within catchment for highly regarded James Gillespie's High School.
- Charming period character combined with contemporary living.
- Spacious accommodation
- Private rear garden, ideal for relaxation or entertaining.
- On-street parking and situated in a desirable, vibrant neighbourhood.
- Gas central heating
- Double Glazing
- Attic with potential for conversion, subject to necessary consents
- Energy Rating Band D
- Council Tax Band E

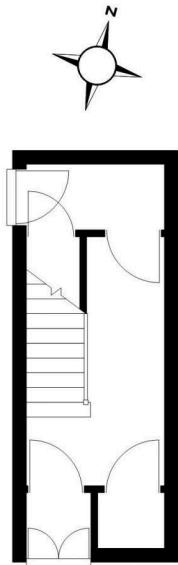
Extras include: All curtains and blinds, washing machine, fridge freezer, cooker and oven. Greenhouse, garden shed, bicycle shed and planter. Table tennis table by separate negotiation.

There is no Factor associated with this property.

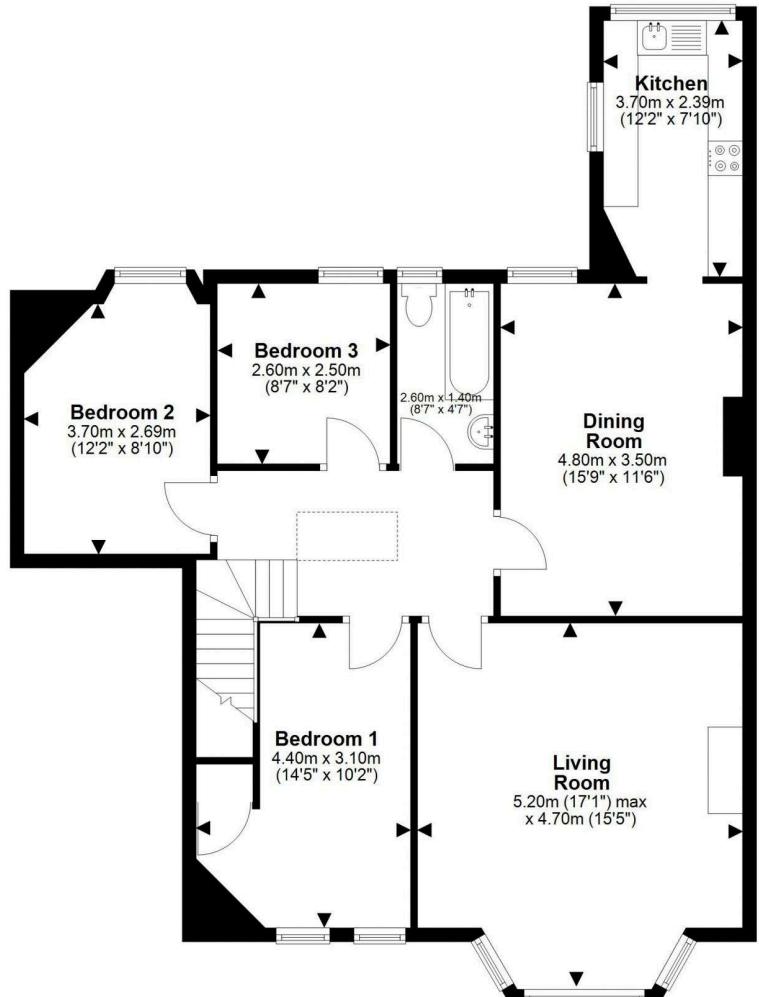
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The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties 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.



Ground Floor



First Floor

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