

COULTERS 

# 3A PALMERSTON ROAD

GRANGE, EDINBURGH, EH9 1TL

 2 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

3A Palmerston Road is an extremely impressive B-listed lower villa with fantastic private front and rear gardens, immaculately presented throughout and lovingly upgraded by the current owner to create a wonderful home. Forming part of a gorgeous Victorian stone building, quietly situated in the leafy, sought after area of The Grange, this stunning home elegantly combines fine period features such as shutters, ornate cornicing and wood panelling, with tasteful, contemporary style. It benefits from a large dining kitchen with corner bifold doors opening out on to a delightful back garden.

## KEY FEATURES



Most impressive lower villa with attractive gardens.



Two beautiful double bedrooms.



Delightful enclosed rear garden with patio area.



Resident's permit holder and metered parking.



Situated in the highly regarded area of The Grange.

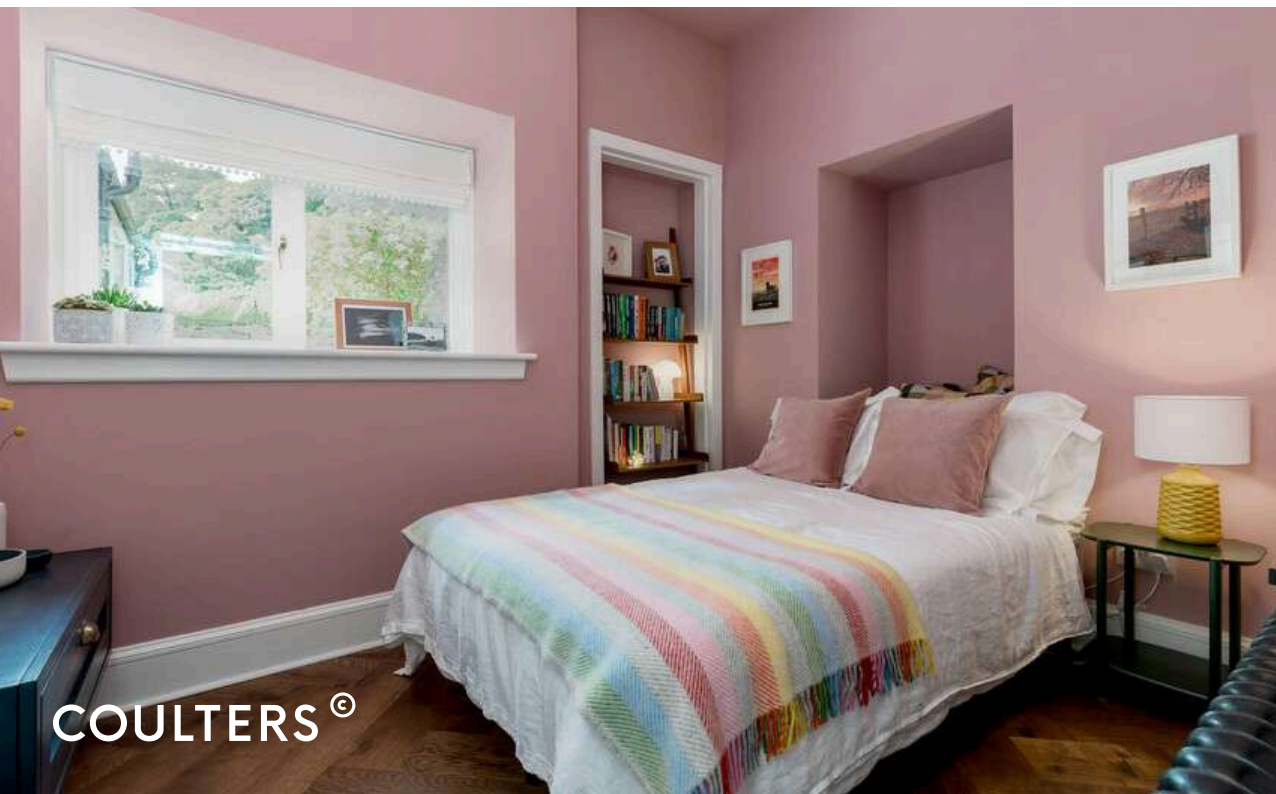


Stunning kitchen extension with bifold doors to the garden.



With charming views to the front gardens, the spacious bay windowed sitting room has a striking curved wall, creating a beautiful space to relax in, with original sanded wood flooring and a lovely woodburning stove forming a central focal point in the room. The current owners have renovated the original Victorian shutters. The elegant slate tiling in the hall continues through to the striking dining kitchen which is flooded with natural light, provided by surrounding windows & bifold doors to the garden. Bespoke, sleek wall and base mounted cabinetry incorporate integrated appliances which comprise; Neff slide & hide oven, Neff microwave, Neff dishwasher and Samsung fridge/freezer. With options for mealtimes, there is a breakfast bar and space for a dining table with 4-6 chairs. Bifold doors open up to garden.





## MORE INFORMATION

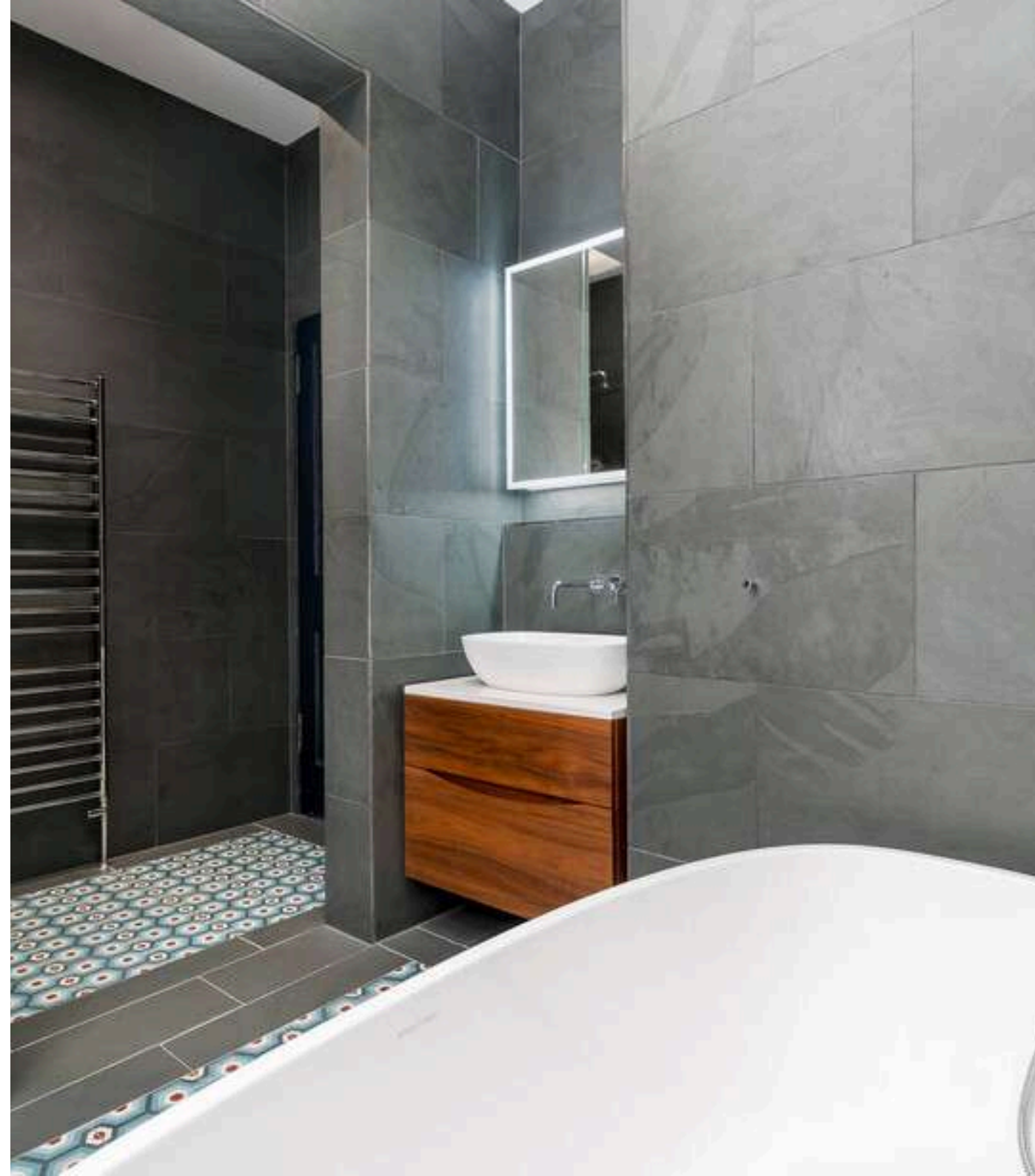
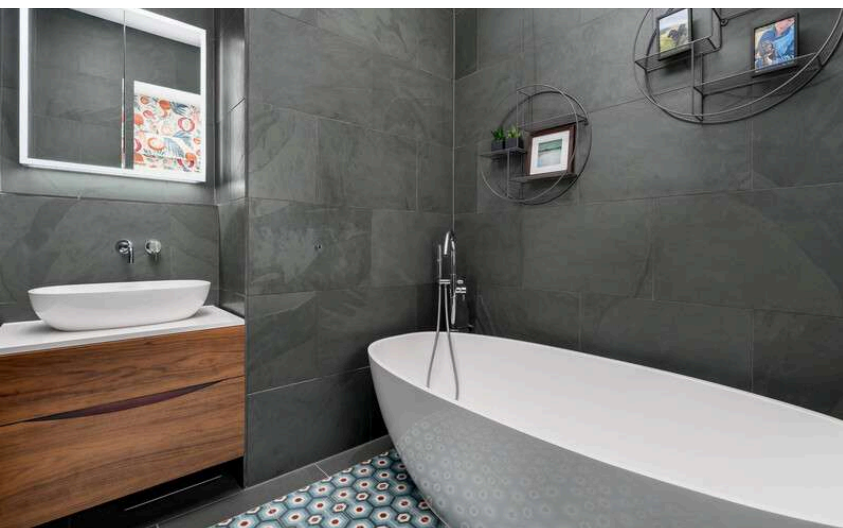
There are two sumptuous double bedrooms with engaging wood floors and the stylish Victoria & Albert fitted bathroom suite incorporates a bath, separate shower, WC and wash hand basin with vanity unit. Benefits from Crosswater accessories. Fully tiled in slate and encaustic feature tiles.

The property has gas central heating and double glazing throughout. Single glazed bay window plus double glazing elsewhere and triple glazed bifold doors and Velux rooflights to the dining kitchen.

Externally there are delightful front and rear gardens, extensively planted with a mix of established plants, trees and shrubs to be enjoyed in good weather. Permit holder and metered parking (Mon-Fri) is available on the street outside.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







## THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby.

Nearby Marchmont has ample convenience stores including a Margiotta suitable for everyday needs whilst bustling bars, restaurants and cafès can be found in the locality and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi. Local schooling includes the well regarded Sciennes Primary and James Gillespie's High School, with private options such as George Watson's College and Merchiston Castle within easy reach. Edinburgh University's Kings Building is conveniently located within walking distance.

Regular bus services takes you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.



Palmerston Road,  
Edinburgh,  
Midlothian, EH9 1TL



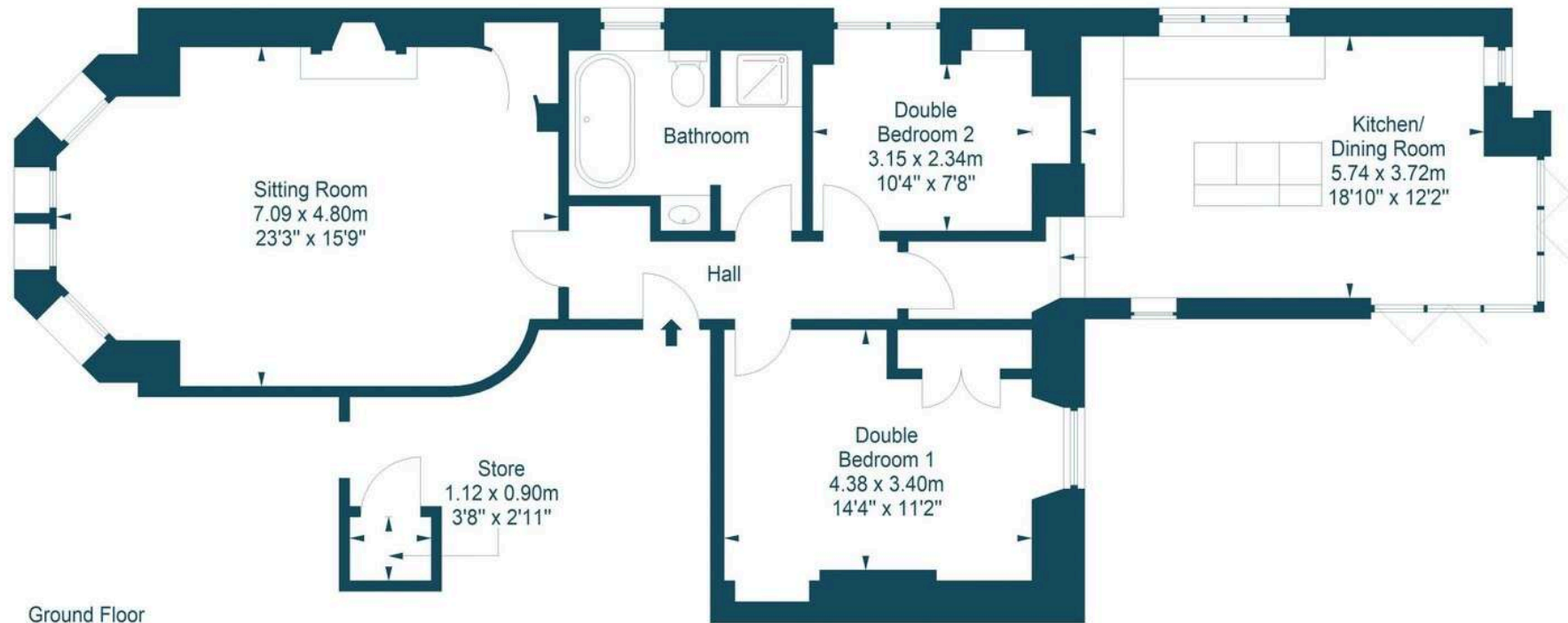
Approx. Gross Internal Area  
99.03 Sq M - 1066 Sq Ft

Store

Approx. Gross Internal Area  
1.02 Sq M - 11 Sq Ft

For identification only. Not to scale.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.