



COULTERS[®]

29 GRANGE LOAN

GRANGE, EDINBURGH, EH9 2ER

 4 BED

 2 BATH

 2 PUBLIC



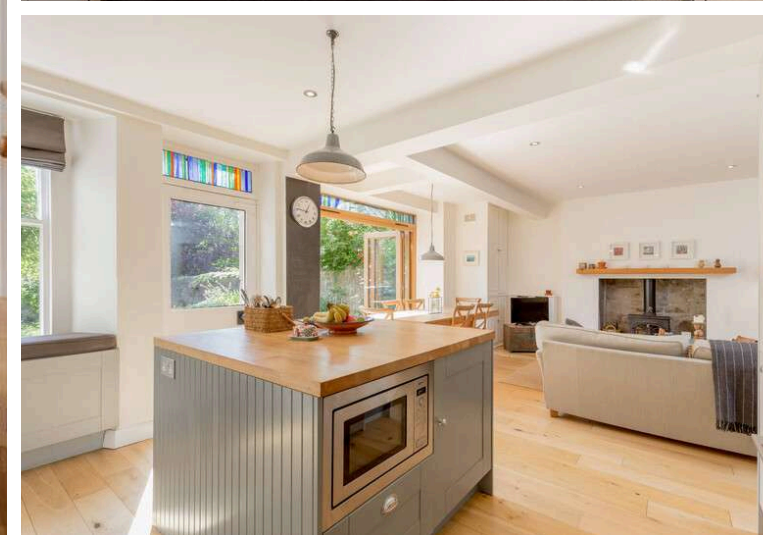
TAKE A LOOK INSIDE

Situated within the highly desirable Grange district of Edinburgh this beautifully presented four bedroom ground floor and garden flat forms part of a traditional Victorian terraced property. This delightful property has been fully upgraded and benefits from oak flooring throughout the main living areas, a newly installed central heating system and recently installed kitchen and bathrooms; all whilst retaining exceptional period features, including original shutters, wood panel doors and cornicing.

It further benefits from direct access via bi-folding doors from the family room, to a private south facing walled garden which is mainly laid to lawn with mature flower beds, patio area, shed and wood store.

KEY FEATURES

-  Exceptional ground and garden flat
-  Three double bedrooms & bedroom 4/study
-  Large private south facing garden
-  On street residents parking
-  Popular central location
-  Wood burning stoves and period features



Set over two levels the property comprises; welcoming entrance hall, sitting room with bay window and wood burning stove, family bathroom with underfloor heating, two double bedrooms set to the rear and a WC.

On the lower ground level there is an impressive kitchen/family/dining room with wood burning stove and bi-folding doors to the private rear garden. The kitchen area boasts an AGA, American style fridge freezer and an island with built in storage and microwave. The principal double bedroom is situated to the front and offers louvre shutters and built in storage, there is a further 4th bedroom/study, shower room and a utility room.





THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area 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.

Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Marchmont 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 school 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.

EXTRAS

All window coverings, light fittings, fitted flooring, integrated kitchen appliances, AGA and garden shed are included in the sale price.

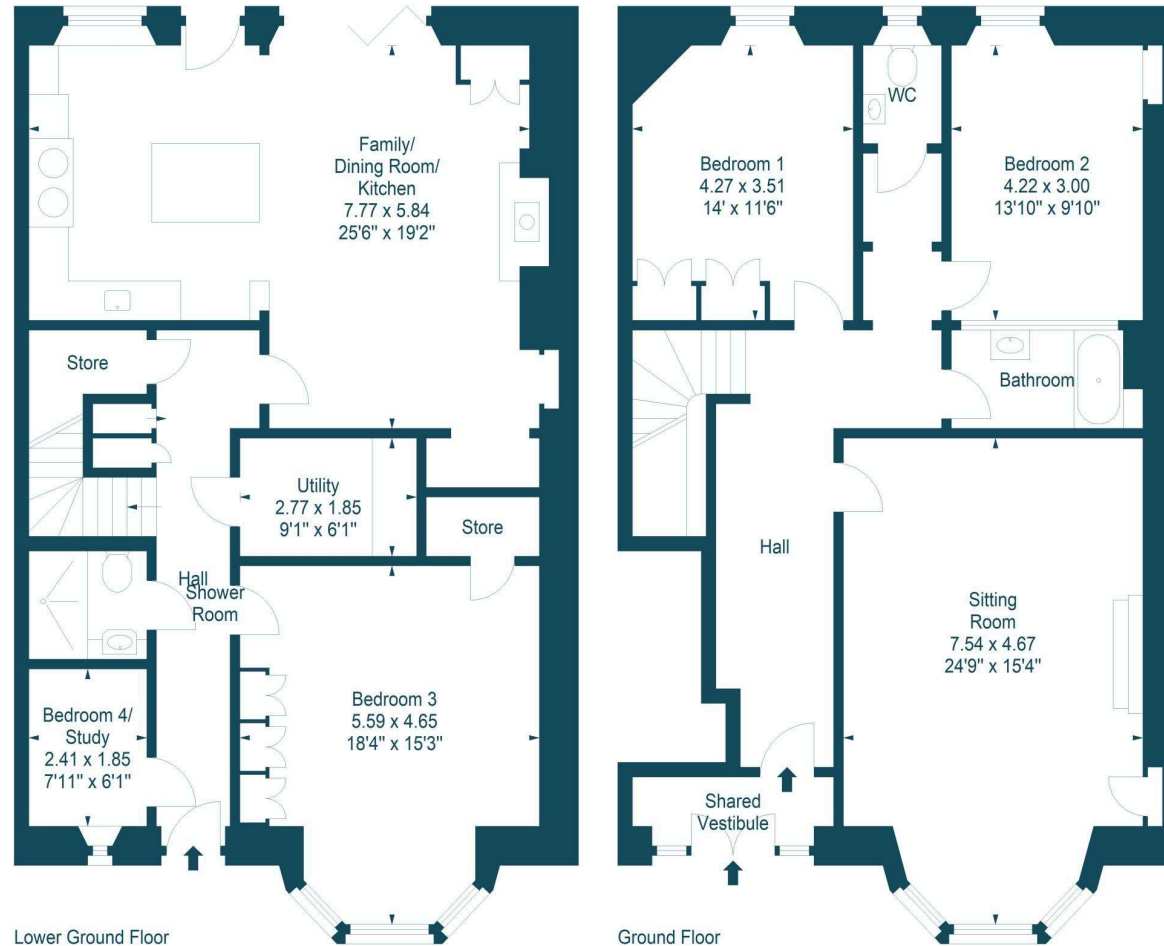




Grange Loan,
Edinburgh,
EH9 2ER



Approx. Gross Internal Area
2089 Sq Ft - 194.07 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Lower Ground Floor

Ground Floor

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.