



COULTERS[©]

9B PALMERSTON ROAD

GRANGE, EDINBURGH, EH9 1TL

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This beautiful two bedroom flat occupies the entire top (second) floor of a impressive B-Listed detached villa that dates back to 1868. The property is situated on Palmerston Road, a highly desirable address that is both wonderfully tranquil yet just a short stroll from The Meadows and a fantastic selection of shops, cafes and restaurants that can be found in Marchmont.

The entrance to 9B, which is shared with just one other flat, is tucked away to the rear of property and the door to the flat itself has secure, smart keyless entry. The property is extremely spacious and enjoys an abundance of natural light throughout the day, thanks to its perfect orientation capturing sunlight from all four directions: north, south, east, and west.

The accommodation comprises: entrance hall with skylight; sitting room with wood burning stove; large kitchen/dining room; two double bedrooms, both re-carpeted within the last year, including one with a walk-in-wardrobe; a perfect study with stunning direct views of Arthur's Seat as well as handy built-in shelving and desk; and finally, a luxurious, newly fitted bathroom with freestanding bath and separate shower.

KEY FEATURES

 Extremely spacious two bedroom flat with study

 Fully enclosed private garden

 Stunning views of Arthur's Seat

 Stunning new bathroom suite

 Single garage and parking

 Short stroll from The Meadows



The property has gas central heating operated by a modern boiler, installed in 2021 and still under guarantee. Single glazed sash and case windows are fitted throughout.

To the rear of the property is a well-maintained private rear garden which is fully enclosed. A large strip of ground behind the garages also belongs to the flat. The large single garage has power and the potential for installing an EV charger. In 2017, the roof to the garage was re-felted with a 10 year guarantee in place against wear and tear. Private parking is available in front of the garage.





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 cafés 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.

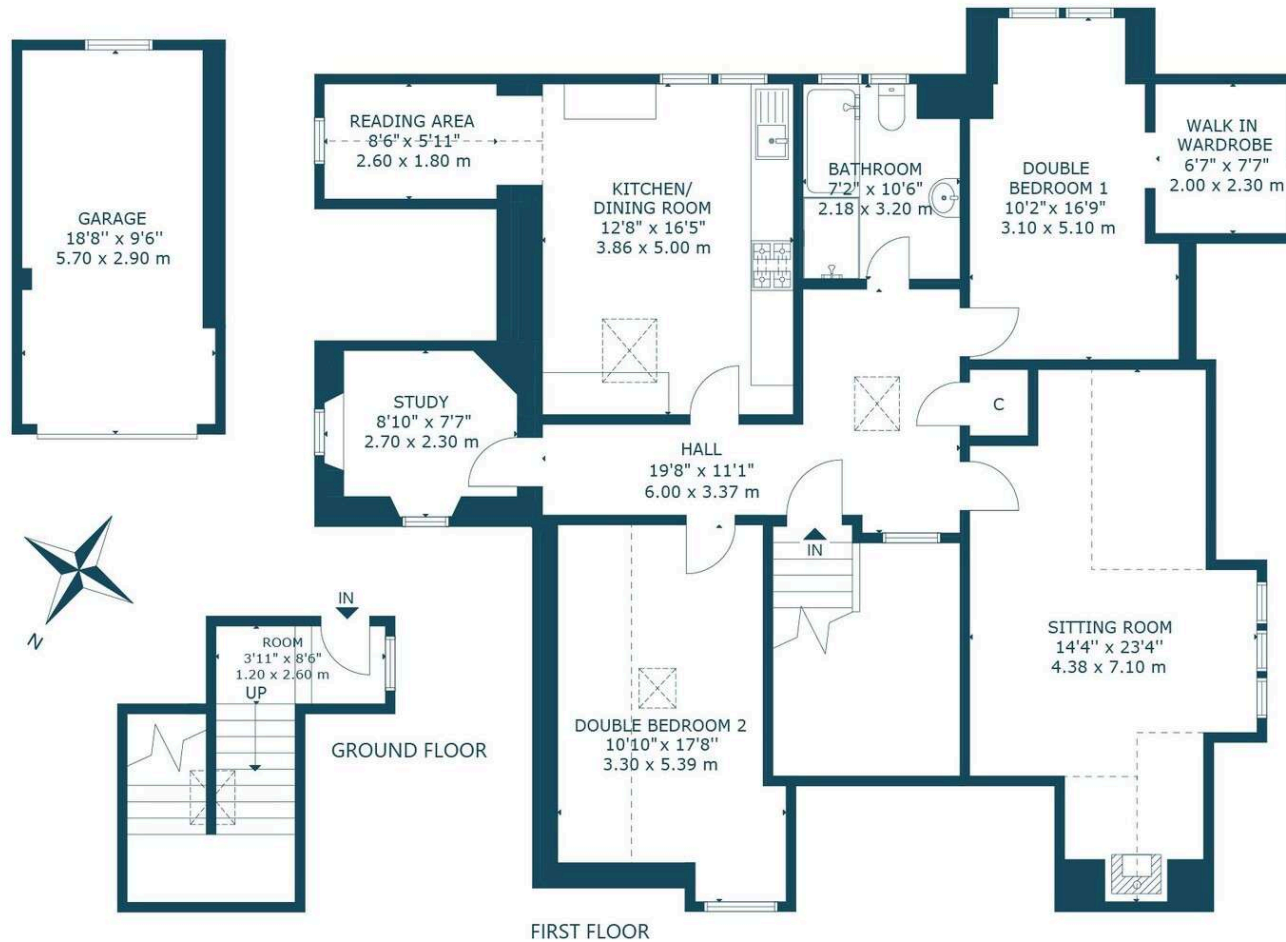


Local schooling includes the well regarded Sciennes Primary and James Gillespie's High School, with private options such as George Watson's College and Merchiston Castle within easy reach. Edinburgh University's Kings Building is conveniently located within walking distance. Regular bus services takes you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, and white goods are included within the sale price. Other items may also be available via separate negotiation.





9B PALMERSTON ROAD, EDINBURGH, EH9 1TL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,375 SQ FT / 128 SQ M
 GARAGE 169 SQ FT / 16 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.