

COULTERS<sup>©</sup>

# 3 RELUGAS GARDENS

GRANGE, EDINBURGH, EH9 2PU

 3 BED  1 BATH  1 PUBLIC

PLEASE LEAVE GATES CLEAR



## TAKE A LOOK INSIDE

3 Relugas Gardens is a 3 bedroom semi detached house situated on a quiet cul-de-sac in the highly desirable area of the Grange.

The property benefits from private gardens to the front and rear, with the rear garden being particularly sunny in the afternoon and evening due to it being west facing. Situated to the front of the house is a driveway and single garage.

## KEY FEATURES



Peacefully located semi-detached house.



Three bedrooms.



Private front and rear gardens.



Driveway and garage.

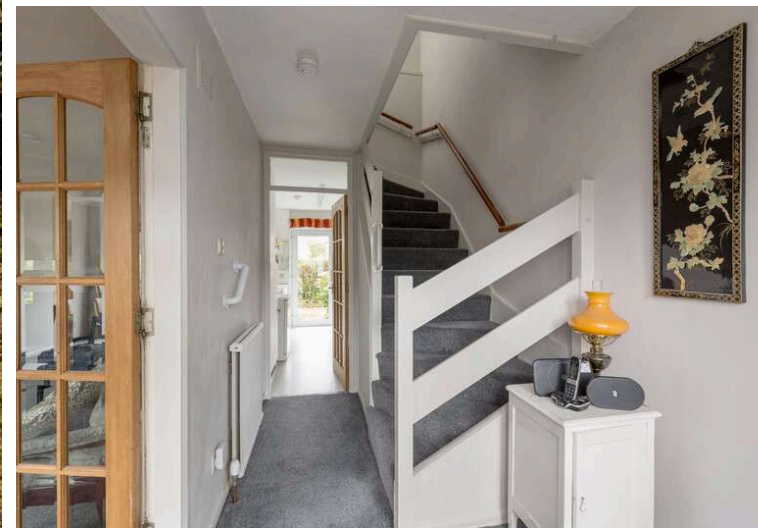


Situated within a quiet cul-de-sac with well-maintained grounds.



Excellent local amenities within a short walk.

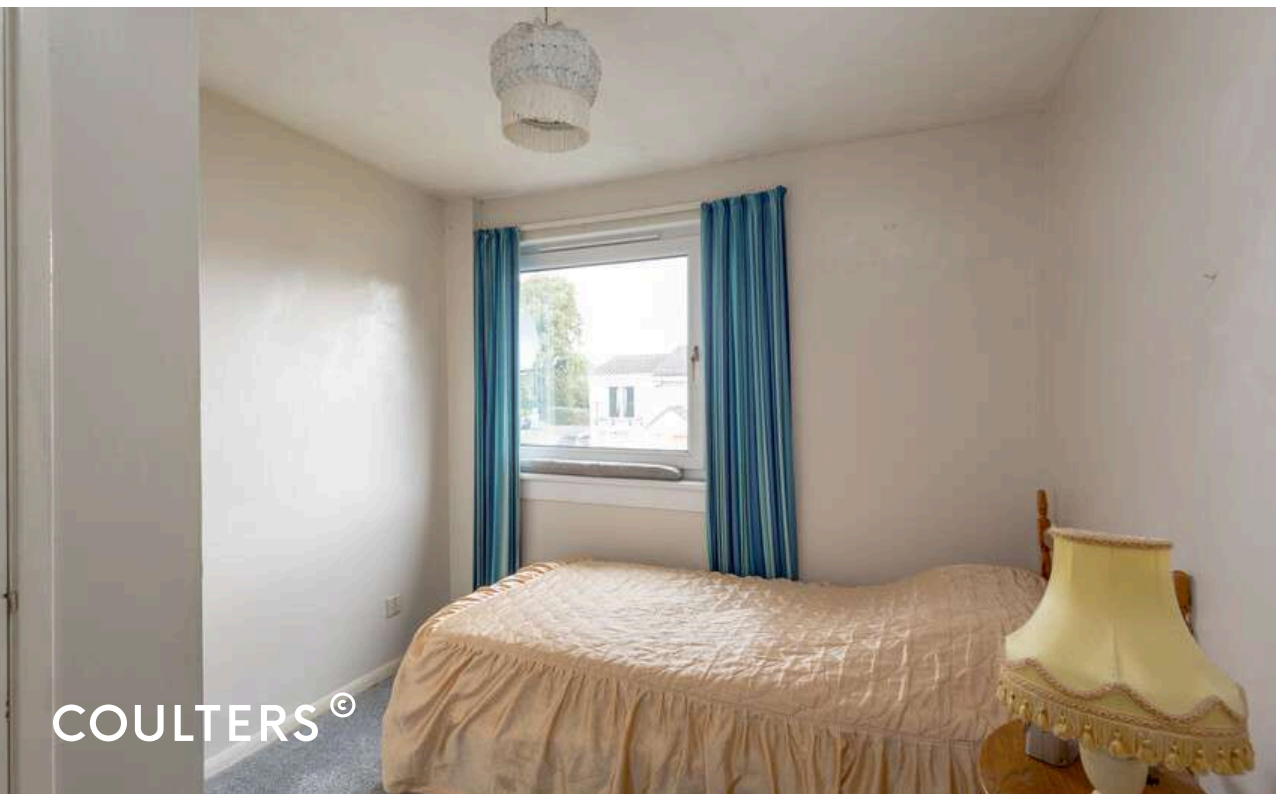




The accommodation comprises on the ground floor - hall; living/dining room with windows overlooking the front and rear gardens; and kitchen with door to the rear garden. On the first floor - upper hall with large storage cupboard and hatch to the partially floored attic; 2 double bedrooms with fitted wardrobes; bedroom 3 with storage cupboard; and bathroom.

Whilst many rooms in the house have recently been redecorated and re-carpeted, the kitchen and bathroom would now benefit from modernisation.





## 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 and Holyrood Park, the area offers some fantastic green open spaces for recreational activities.

A good range of amenities can be found on Mayfield Road including a Tesco Supermarket. For larger shopping requirements, Cameron Toll has a Sainsbury's and Aldi.

Regular bus services takes you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible. The property is also located within the catchment area for the highly regarded Sciennes Primary School and James Gillespie's High School.

## EXTRAS

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

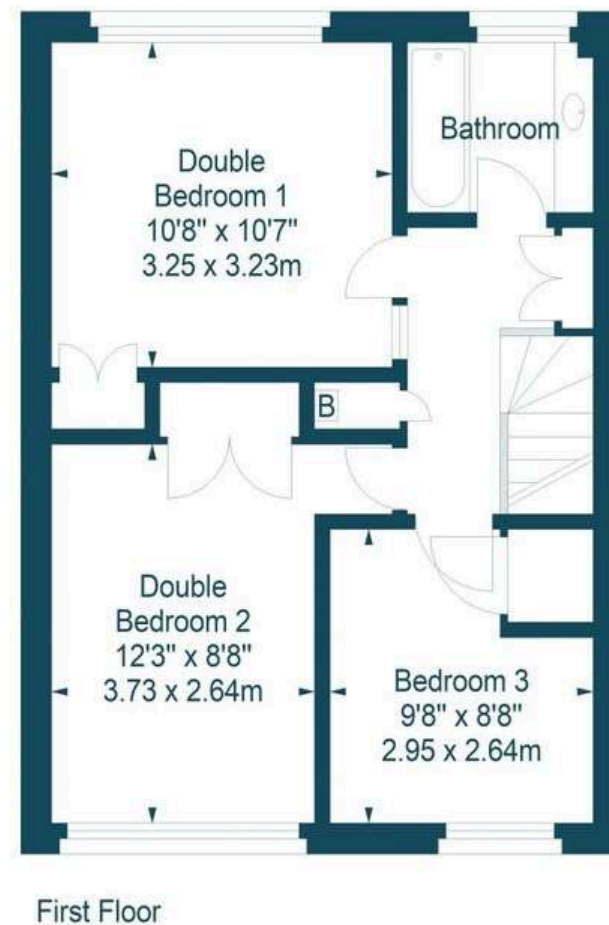
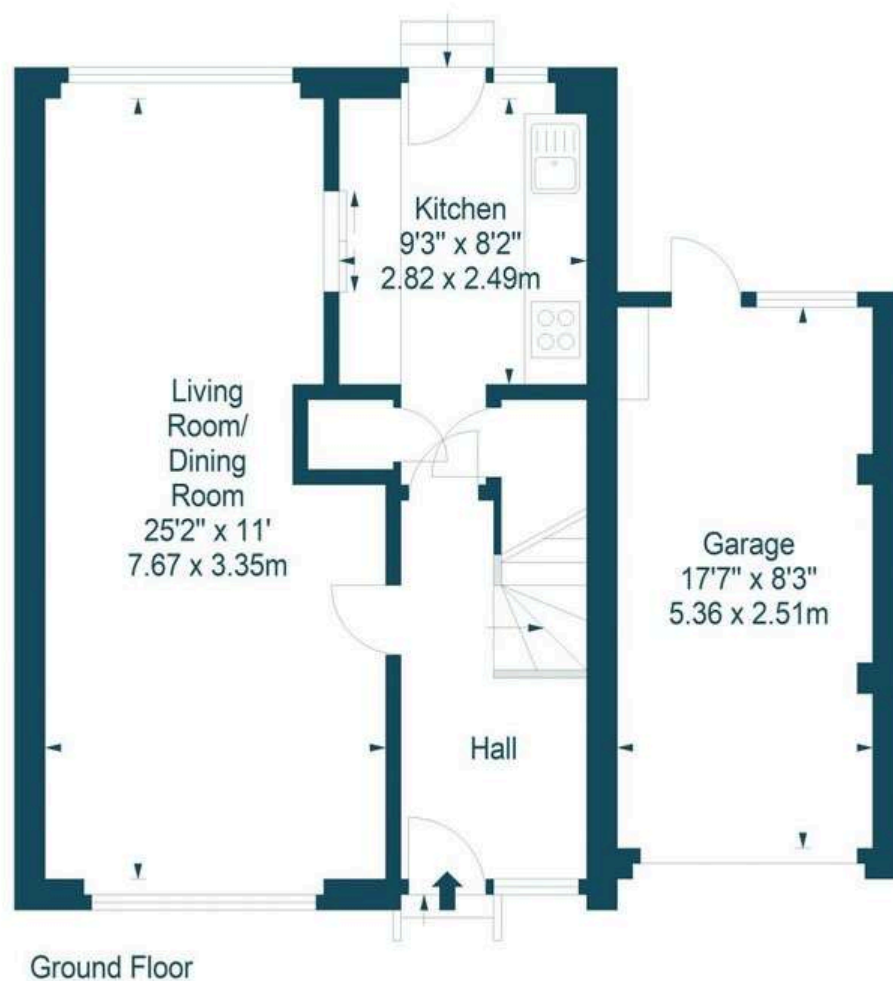
The attractive shared grounds within Relugas Gardens are maintained by gardener, with all residents contributing annually.



Relugas Gardens,  
Edinburgh,  
Midlothian, EH9 2PU



Approx. Gross Internal Area  
894 Sq Ft - 83.05 Sq M  
Garage  
Approx. Gross Internal Area  
144 Sq Ft - 13.38 Sq M  
For identification only. Not to scale.  
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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.