

COULTERS<sup>©</sup>

# 144/3 WHITEHOUSE LOAN

GRANGE, EDINBURGH, EH9 2AN

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

144/3 Whitehouse Loan is an attractive, immaculately presented ground floor flat, forming part of an established modern development with well-tended communal garden grounds in the highly sought after area of the Grange, to the South of the city centre. The property boasts well proportioned accommodation with views on three sides and a resident's allocated parking space.

The generously proportioned dual aspect sitting room is a relaxing space, with views to both the front and side of the building, fitted with a soft carpet and plenty of space for a dining table and chairs.

## KEY FEATURES



Attractively presented, spacious ground floor flat.



Three double bedrooms with fitted wardrobes.



Well maintained communal grounds.



Allocated parking space and visitor parking.



Situated in the sought after area of The Grange.



Independent retailers and cafes nearby.



A sleek modern kitchen (fitted by John Lewis) has views to the communal grounds with wall and base mounted cabinetry and a composite workstop. The integrated appliances comprise; gas hob, electric oven, extractor hood, fridge/freezer, washing machine and slimline dishwasher. The principle double bedroom features extensive built in mirrored wardrobes and has an en-suite shower room. There are two further double bedrooms also with fitted mirrored wardrobes, whilst additional storage cupboards are located in the hall. A white bathroom with bath, wash hand basin and WC complete the accommodation. Heating and hot water is provided by gas central heating and there is double glazing throughout. Externally there are extensive landscaped communal grounds, in addition to a resident's parking space. Additional permit/metered parking is available on Whitehouse Loan.





## 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 take you into the City Centre, and the City Bypass and Edinburgh Airport are both easily accessible.

## EXTRAS

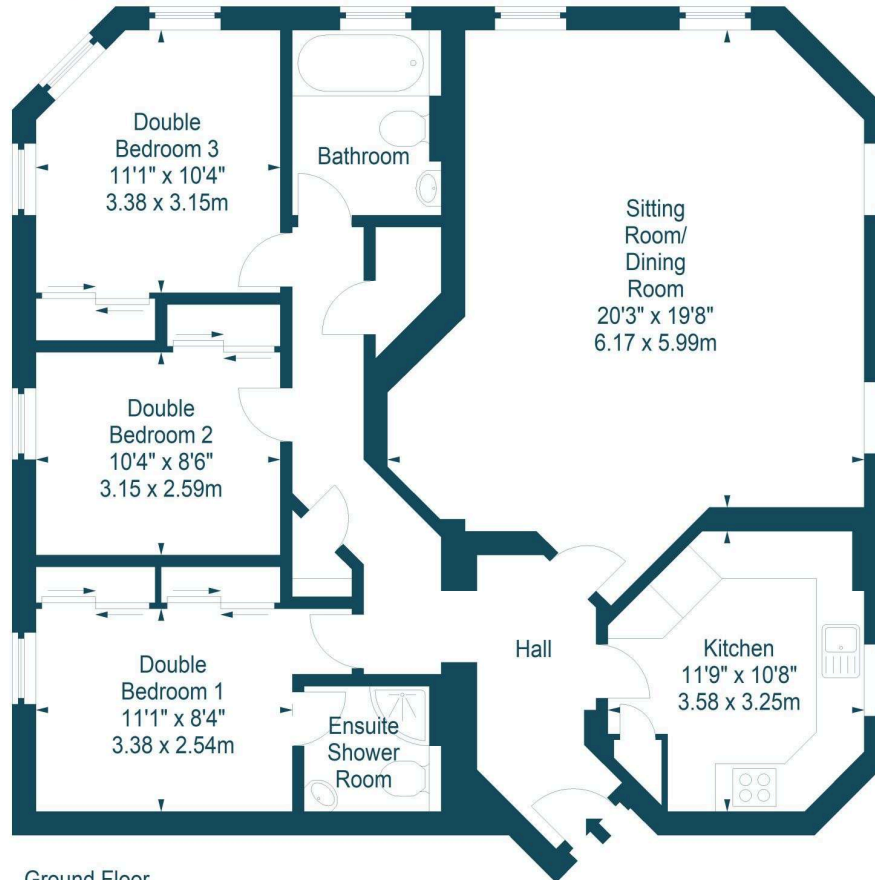
All window coverings, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.



Whitehouse Loan,  
Edinburgh,  
Midlothian, EH9 2AN



Approx. Gross Internal Area  
1121 Sq Ft - 104.14 Sq M  
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.