



Country.co.uk

# 4/1 DUN-ARD GARDEN

GRANGE, EDINBURGH, EH9 2HZ

 2 BED

 1 BATH

 1 PUBLIC





## TAKE A LOOK INSIDE

4/1 Dun-ard Garden is a well-presented two bedroom flat situated on the ground floor of a semi-modern building situated within a peaceful development in the highly desirable Grange area of south Edinburgh. The development is set back from the road and benefits from tranquil surroundings, a secure entrance with door entry system and private residents' parking.

Internally the accommodation comprises - a hallway with two large storage cupboards; a lovely bright sitting room with dining area; a well-equipped fitted kitchen with ample work surfaces and cabinets as well as integrated oven, microwave, fridge freezer, washing machine and dishwasher; two double bedrooms each with built-in wardrobes; and a contemporary shower room.

The property has gas central heating and double glazing throughout.



## KEY FEATURES



Ground floor flat situated within peaceful development.



Highly desirable Grange location.



Beautifully kept communal grounds.



Residents' car park.



Excellent bus services nearby.



Short walk to shops in Marchmont & Morningside.



EPC Rating - C



Council Tax Band - E







Well-kept communal grounds surround the property and there is a car park for residents.

The factor for the development is Taylor & Martin and a monthly payment of approximately £50 which includes buildings insurance.

## EXTRAS

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



COULTERS<sup>©</sup>



# 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.

**HOME REPORT VALUATION: £320,000**



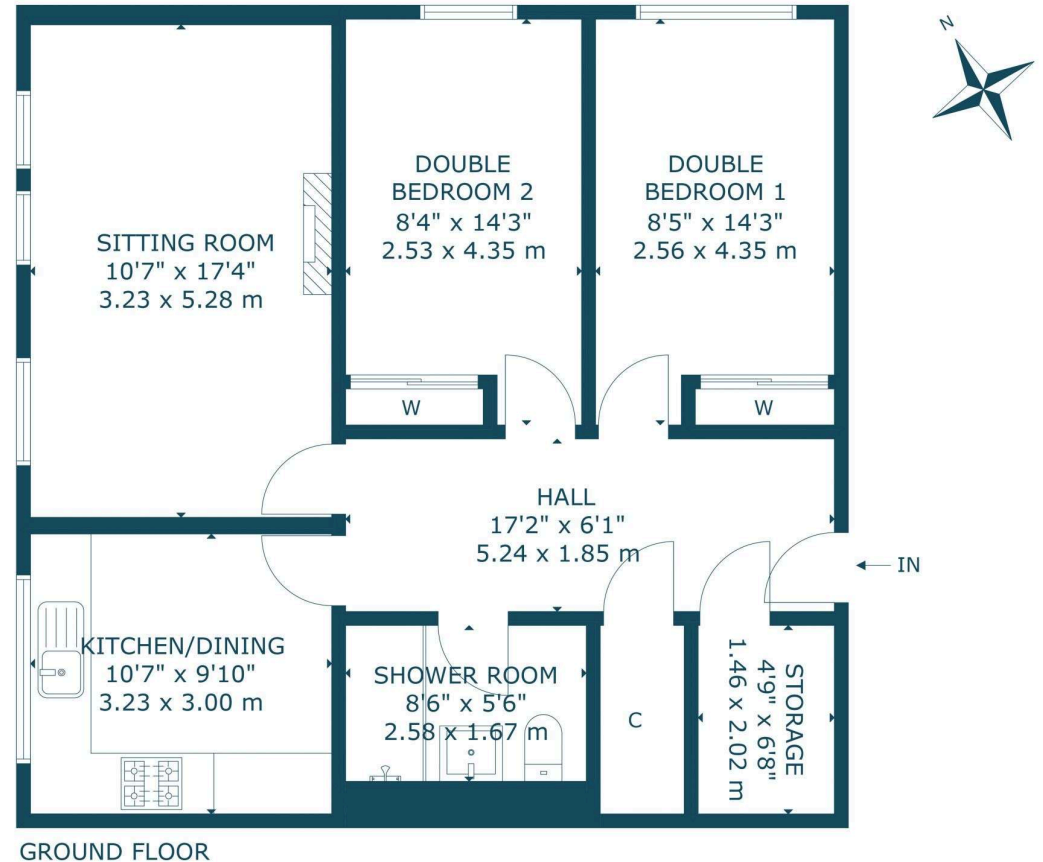
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4/1 DUN-ARD GARDEN, EDINBURGH, EH9 2HZ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 785 SQ FT / 73 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently 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.