

COULTERS®

6 RELUGAS PLACE

GRANGE, EDINBURGH, EH9 2PY

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away in a quiet cul-de-sac in the highly desirable Grange area, 6 Relugas Place is a beautifully renovated end-terraced house offering stylish interiors, well-maintained gardens, and excellent local amenities. Set within a peaceful residential development, the property enjoys access to residents' parking and a private garage and also boasts further potential to extend if desired (subject to consents).

KEY FEATURES



Recently renovated end terrace house.



Three bedrooms.



Lovely private front and rear gardens.



Single garage and residents' parking.



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



Excellent schools nearby.



EPC Rating - D



Council Tax Band - E





The ground floor has been thoughtfully reconfigured to create a bright, open-plan layout, ideal for modern living. At the front, a bespoke kitchen with breakfast bar and feature pendant lighting enjoys a leafy outlook over the front garden, while the adjoining sitting and dining area opens out to the rear garden via patio doors. A practical WC with area for stacked washing machine and dryer is also located on this level.

Upstairs, there are three bedrooms (all with built-in storage) and a sleek contemporary bathroom fitted in 2024, featuring a high-quality suite and stylish porcelain terrazzo tiling.

Externally, the private rear garden includes a raised deck, well-stocked flower beds, and a tranquil setting for outdoor dining. Residents also have the option to apply for an allotment plot nearby.

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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.

Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafès 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 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.

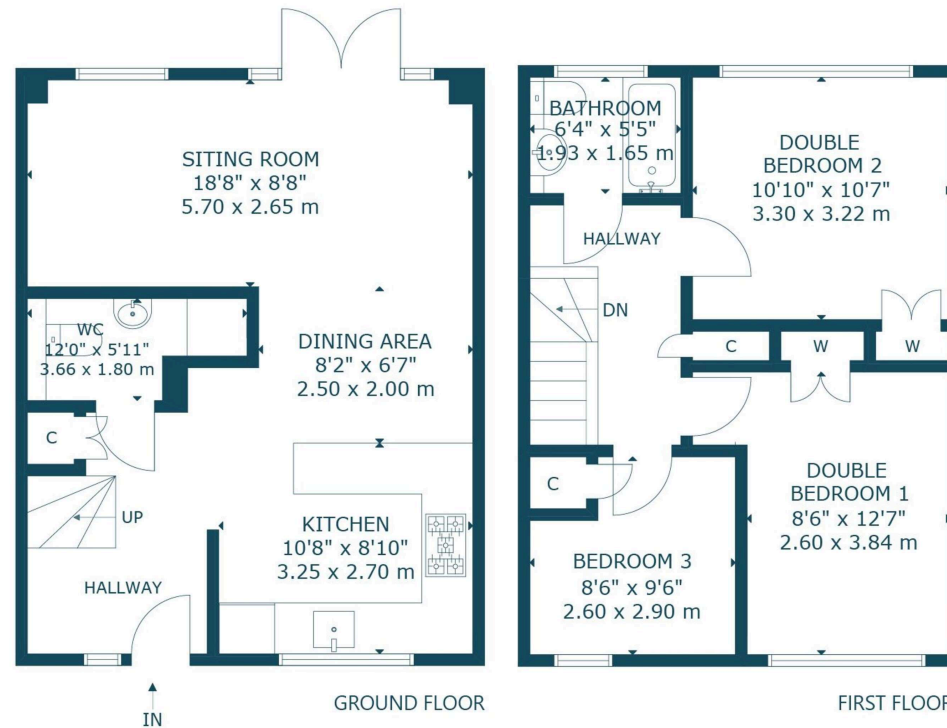


EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. The following items do NOT form part of the sale: the washing machine, tumble dryer, wall mounted shelving unit in the living room, and the wall-mounted desk and shelves in bedroom 3.

A residents' association manages the communal areas of
HOME REPORT VALUATION: £435,000





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 899 SQ FT / 84 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.