FIXED PRICE £325,000

4/4 Dun-Ard Garden
Edinburgh, EH9 2HZ

drummondmiller
Solicitors & Estate Agents



- 2 bed first floor flat in great location
- Bright living room and separate new kitchen
- Master bedroom with built in wardrobe
- Further double bedroom
- Gas central heating and double glazing
- Secure entry system and residents parking
- Council Tax Band E
- EPC B



Description

Situated in a highly desirable and peaceful area, this bright and spacious (73 sqm) first-floor flat offers comfortable and well-laid-out accommodation, ideal for first-time buyers or those looking to downsize. The property enjoys an elevated position with an open outlook and benefits from a secure entry system in a semi-modern development.

The bright living room offers a welcoming space with plenty of natural light over looking the tranquil garden environment. A separate recently fitted modern kitchen provides ample storage and cooking space with integrated appliances.

There are two well-proportioned double bedrooms, with both featuring a built-in wardrobe for added convenience. There is also a convenient study space off the hallway which has enough room for two desks if required.

The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort. Externally, there is residents' parking available, along with well-maintained communal grounds and a shared lockable bike store.











Managing Agent
The building is factored by Taylor & Martin, with management fees currently around £250 per quarter, covering general maintenance of the communal areas and grounds and buildings insurance.

Location
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 James Gillespie's 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.

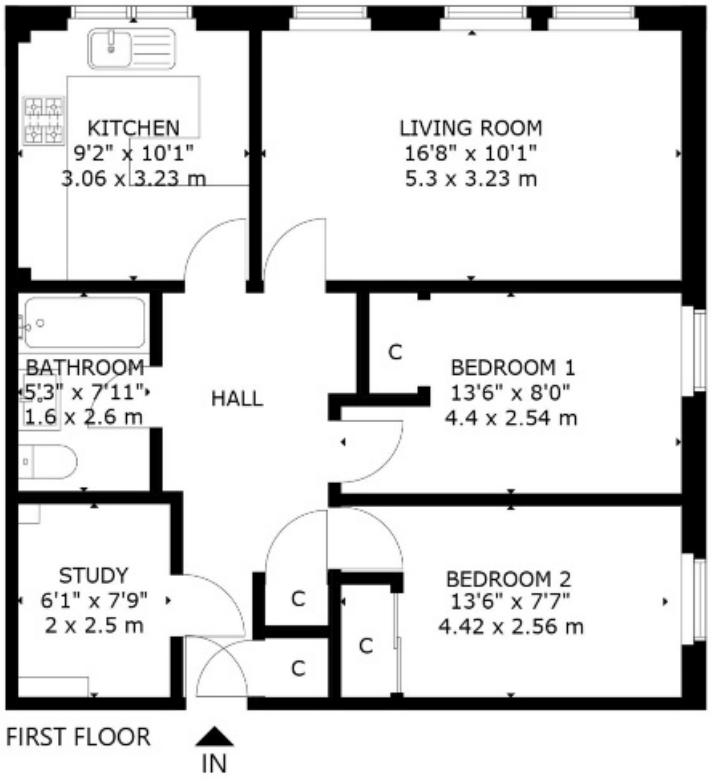
Regular bus services takes you into the City Centre, and the City Bypass and Edinburgh Airport are both easily accessible.

Home Report
The property has been valued at £340,000 and the Home Report is available from the ESPC website.

Council Tax and EPC
Council Tax band E and has a B-rated Energy Performance Certificate.

Extras
The sale includes, carpets, floor coverings and integrated white goods.

Viewing
To view telephone Agent 0131 229 3399.





4 - 4 DUN - ARD GARDEN, EDINBURGH, EH9 2HE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 775 SQ FT / 72 SQ M
ALL MEASUREMENTS AND FIXTURES INCLUDING DOORS AND WINDOWS ARE APPROXIMATE AND SHOULD BE INDEPENDENTLY VERIFIED.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on **0131 229 3399** or
email **property@drummondmiller.co.uk**
drummondmiller.co.uk

Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

espc