



7/3 Grange Road
SOUTH SIDE | EDINBURGH | EH9 1UH

warner's
solicitors & estate agents



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A rare opportunity to purchase this impressive, well-presented third floor flat in excellent order. Forming part of a very well-maintained traditional tenement building and occupying prime position nestled between the sought after Newington and Grange, only a short walk from the city centre and meadows alike. This delightful property has been tastefully styled whilst retaining a wealth of period features. The property would make an ideal home and investment alike. The property comprises entrance hallway, kitchen that currently comprises double oven, 5 ring gas hob, fridge/freezer, washer/dryer, dining area and has twin windows with stunning views over the Pentlands. The living room boasts attractive triple windows giving an abundance of natural light, as well as a fireplace and wood burner which give a focal point to the room. There are three well-proportioned bedrooms and a further box room with sky light and storage. Completing the accommodation is the bathroom with shower over the bath. Early viewing is highly advised to avoid missing this very attractive property located in a very sought-after area.

- Welcoming Entrance Hall
- Three well-proportioned bedrooms
- Spacious fitted kitchen with stunning views
- Spacious living room
- Box room with Skylight
- Bathroom with shower over the bath
- Secure door entry system and Gas central heating
- Ample permit parking

Extras: Curtains in three bedrooms, wardrobe in box room, washing machine, oven, grill, fridge and freezer. Hob will also be included in this sale but no warranty will be provided.

Energy rating E | Council Tax Band E
There is no factor associated with this property

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Nestled between the Grange and Newington, the property is only a short walk from the Meadows, Arthur's Seat and the city centre. The Grange is one of Edinburgh's most prestigious residential areas, situated moments south of the city centre. The Grange is characterised by wide leafy streets with attractive stone-built properties of great charm and character. The area is well served by an excellent range of local cafes amenities, doctor surgeries, pharmacies, churches and specialty shops and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. The Wide green spaces of the Meadows are conveniently close. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.



