



Solicitors & Estate Agents










Offers Over
£325,000

13/7 Grange Loan

Grange | Edinburgh | EH9 2NP

A fantastic opportunity has arisen to purchase this attractive and generously sized top floor flat forming part of a traditional tenement block, situated within the prestigious and historic Grange area of the Capital. Occupying an ideal location close to superb local amenities, the iconic Meadows and Holyrood Park, as well as the University of Edinburgh and city centre, the property makes an ideal purchase for professionals, couples, and more.

-  2 bedrooms
-  2 public room
-  1 bathroom
- 1 box room
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is in move-in condition and has been well maintained throughout following the full refurbishment. The accommodation begins with a welcoming entrance hallway. The lounge is bright and airy, enhanced by twin windows, attractive traditional cornicing, and a charming decorative fireplace creating a lovely focal point to the room. Two useful in-built cupboards provide excellent additional storage. The well-appointed kitchen/diner is both practical and sociable, offering ample dining space alongside a good range of cupboards and worktop surfaces. The kitchen further benefits from included white goods, partial tiling surrounding the cooker, and a handy pantry cupboard. A separate utility room is partially tiled for easy upkeep and fitted with a sink and Fisher and Paykel two-drawer dishwasher. Bedroom one is a large front-facing double room benefitting from a useful shelved cupboard. Bedroom two is another comfortable double with a quiet rear aspect, currently utilised as a home office. Both bedrooms offer ample space for freestanding furniture and flexible layouts. A versatile box room is currently arranged as a walk-in wardrobe with fitted storage provisions and benefits from an overhead drying pulley and skylight allowing excellent natural light. The space would equally make for an ideal home study. Completing the accommodation is a well-kept bathroom fitted with a shower over bath and partial tiling.

Further benefits include gas central heating, and secure door entry system.



Gardens & Parking

Externally, residents can enjoy a lovely shared rear garden featuring mature plants and greenery. For the car owner, permit/metered parking can be found on-street and within the surrounding area.

Extras

Selected fixtures and fittings, including; range cooker, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

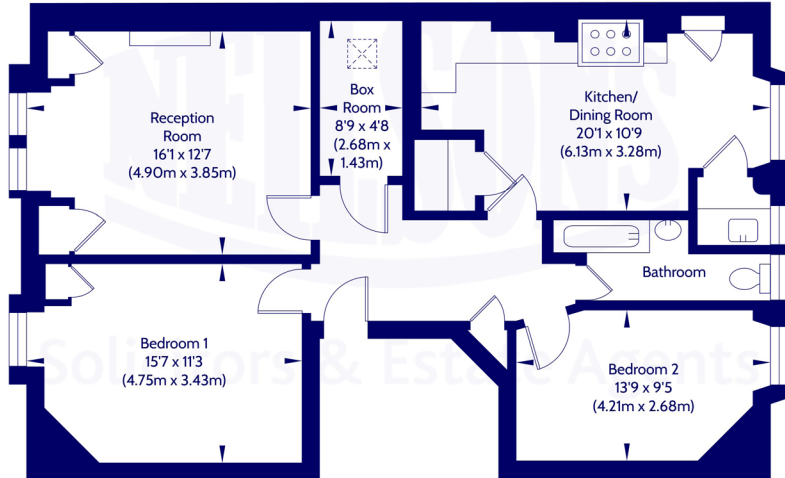
This Southside Grange property enjoys an ideal location just over 1.5 miles from the city centre. This prestigious residential area of the city, ideally placed for The King's Buildings, Edinburgh College of Art and George Square has, as you would expect, a wealth of amenities. There is an array of independent shops and supermarkets close by for daily shopping needs, and numerous coffee shops, pubs and restaurants in the vicinity. Further shopping is available at Cameron Toll shopping centre which has a Sainsbury's supermarket and other retailers. Fantastic recreational opportunities include The Royal Commonwealth pool and gym, the Meadows with its tennis courts and cycle tracks and picturesque Holyrood Park, all within walking distance. The Festival Theatre and Queens Hall are both nearby as is Summerhall which plays host to film, music and the arts.





Approx. Gross Internal Floor Area 85 Sq M / 920 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

