



COULTERS<sup>©</sup>

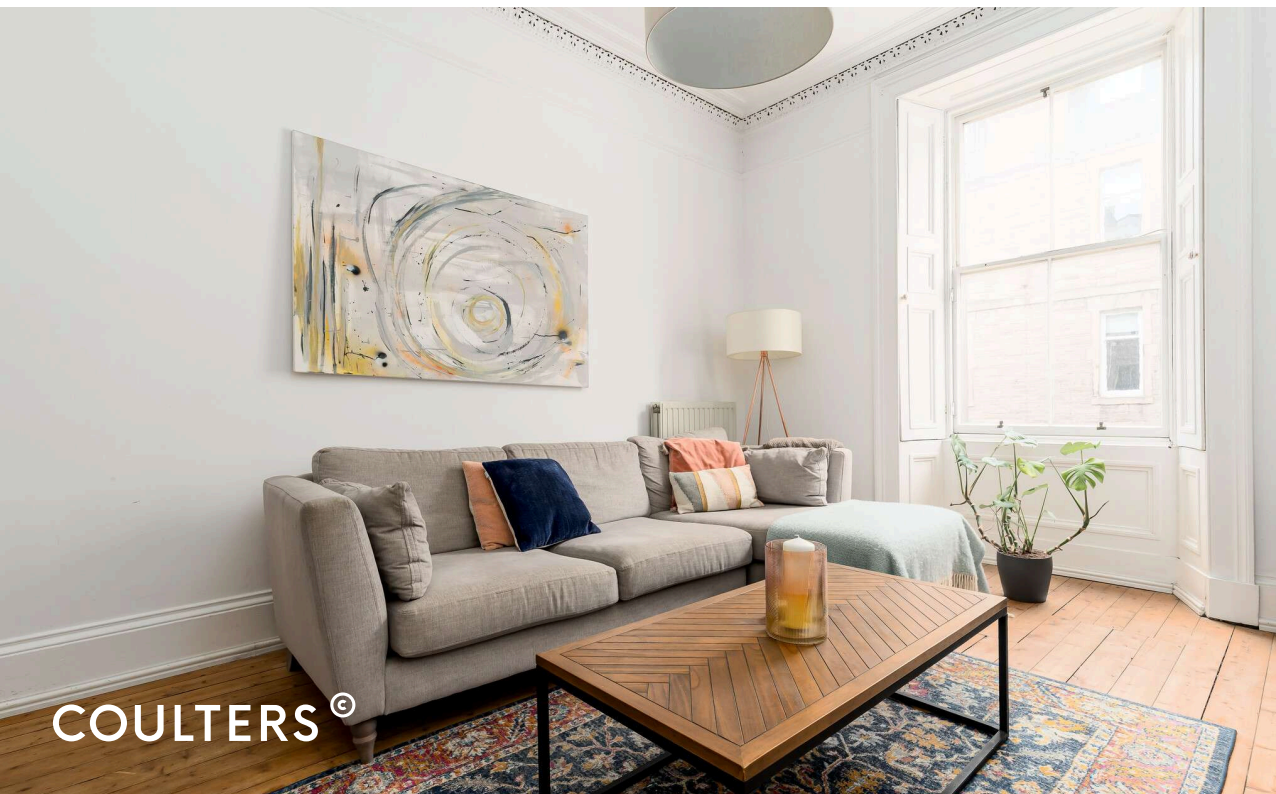
# 9/4 GRANGE LOAN

GRANGE, EDINBURGH, EH9 2NP

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

9/4 Grange Loan is a stylish, beautifully presented first floor two bedroom flat, forming part of a traditional tenement building, on the edge of the sought-after Grange area of Edinburgh. The home elegantly combines fine period features with contemporary décor, fixtures and finishes to create sophisticated, modern spaces throughout.

The smart, bright sitting room has views to the front of the property with a delightful fireplace creating a focal point in the room. A press cupboard is located in one corner, overhead there is decorative cornice, whilst under foot are the original sanded and varnished floorboards.

## KEY FEATURES



Stylish, spacious & highly desirable first floor flat.



Two beautiful double bedrooms.



South facing shared rear garden.



Residents' permit holder parking.



Located in the sought after Grange area of Edinburgh.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - C



Flooded with natural light, the modern kitchen is fitted with wall and base mounted cabinetry which incorporates a gas hob, electric oven, fridge/freezer and washing machine. There is ample space for a small breakfast table and chairs. Double bedroom one is to the rear of the building, with views overlooking the attractive shared garden, which can be enjoyed from the pretty window seat. The second double bedroom benefits from fitted hanging rails. The two chest of drawers will be included in the sale. The shower room has a large walk-in shower enclosure with wash hand basin and there is also a separate WC. Heating and hot water are provided by gas central heating.

Externally there is an extensive south facing shared garden to the rear of the property, mainly laid to lawn, accessed via the communal hall. Residents' permit holder and metered parking is available on the street outside.





## 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.

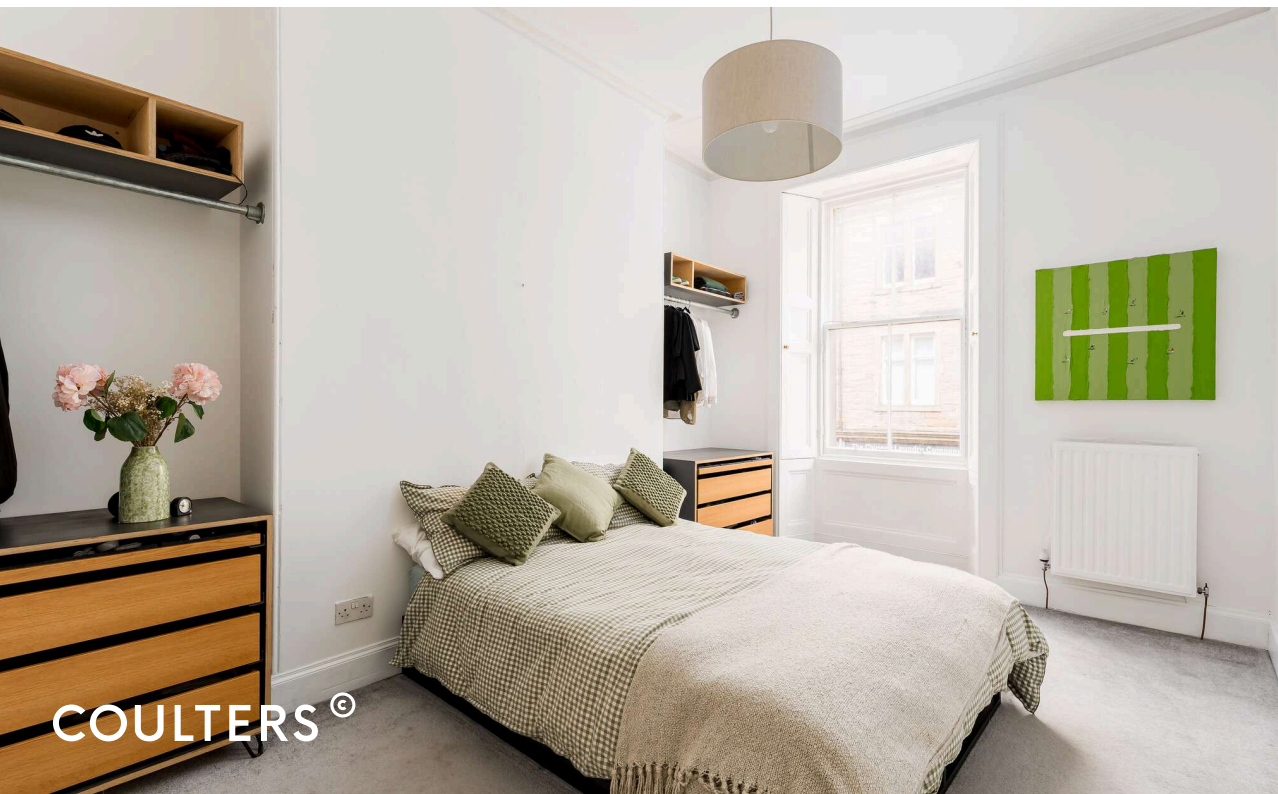
Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll 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 George Heriot's 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, light fittings, fitted flooring and white goods are included in the sale price.



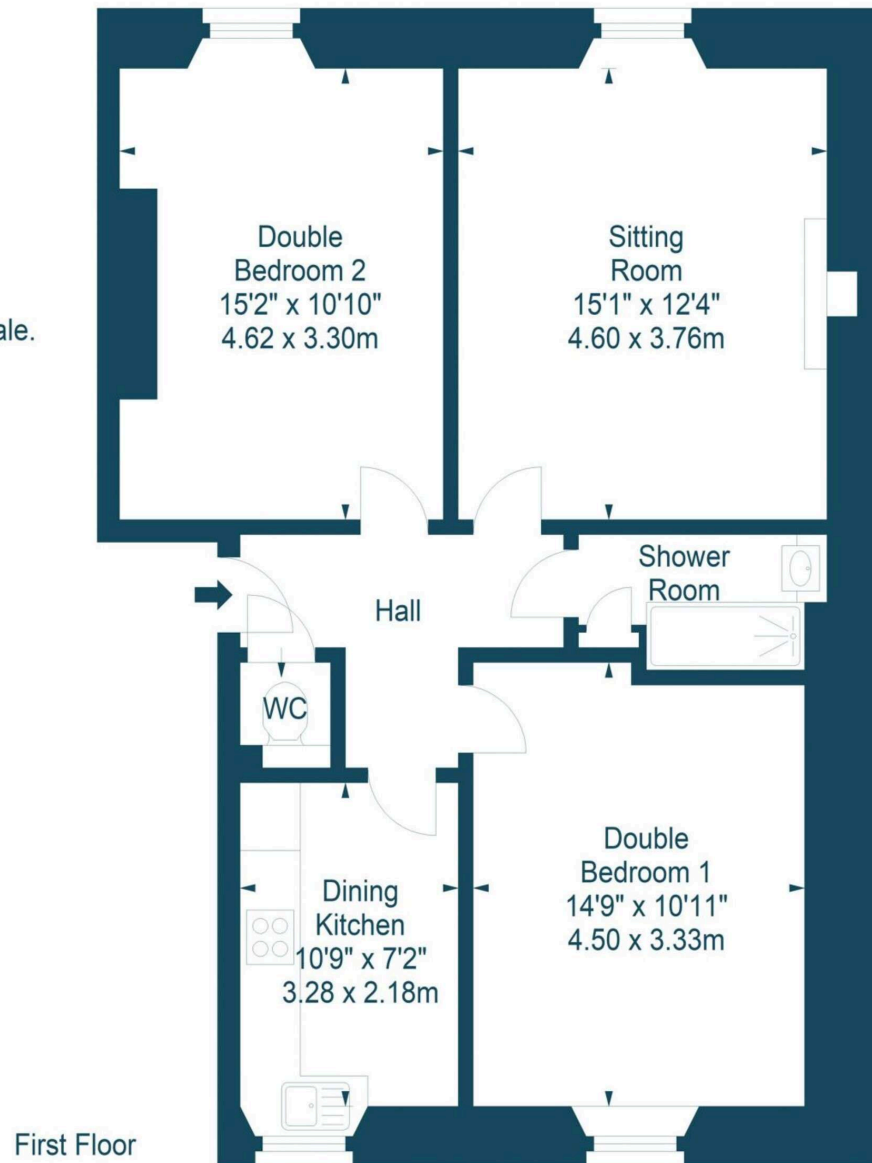
**HOME REPORT VALUATION: £320,000**



**Grange Loan,  
Edinburgh,  
Midlothian, EH9 2NP**



Approx. Gross Internal Area  
735 Sq Ft - 68.28 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.