

COULTERS®

FLAT 6, 13 SOUTH OSWALD ROAD

EDINBURGH, EH9 2HQ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This exceptionally bright and spacious three bedroom second floor flat with a three piece bathroom and separate WC offers well-proportioned accommodation and an abundance of natural light throughout, making it an ideal home for a variety of buyers. Set within a well-kept development, the property enjoys a peaceful setting alongside excellent practical features.



The generous sitting room provides a superb living and entertaining space, with ample room for dining and direct access to a private south-facing balcony overlooking the beautifully maintained communal grounds. This outdoor space offers a perfect spot to relax and enjoy the open outlook. From the sitting room, there is access to a well-appointed kitchen, which benefits from plentiful storage and worktop space.

KEY FEATURES



Exceptionally bright and spacious second floor flat.



Three double bedrooms, two of which have built in wardrobes.



Private south facing balcony.



Private residents parking and private single garage.



Within is a short stroll of Hermitage of Braid and Blackford Hill.



Excellent schools nearby.



EPC Rating - F



Council Tax Band - F





The property comprises three generous bedrooms, two of which are enhanced by built-in wardrobe storage, ensuring excellent space for everyday living, while the principal bedroom currently accommodates a king-size bed. The bathroom is modern in style and partially tiled, fitted with an overhead shower, while the separate WC adds further convenience.

Outside, the property is set within beautifully kept shared grounds that provide a pleasant and peaceful setting for residents. Ample residents' parking is available, in addition to the advantage of a private single garage. Overall, this is an exceptionally bright and spacious flat offering versatile accommodation within a sought-after and well-managed development.



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 Warrander Baths are both nearby.

Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafés 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 St Peter's Primary and James Gillespie's Primary and 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 fitted flooring, curtains, blinds and white goods (excluding the washing machine) are included in the sale price.

HOME REPORT VALUATION: £430,000



South Oswald Road,
Edinburgh,
Midlothian, EH9 2HQ



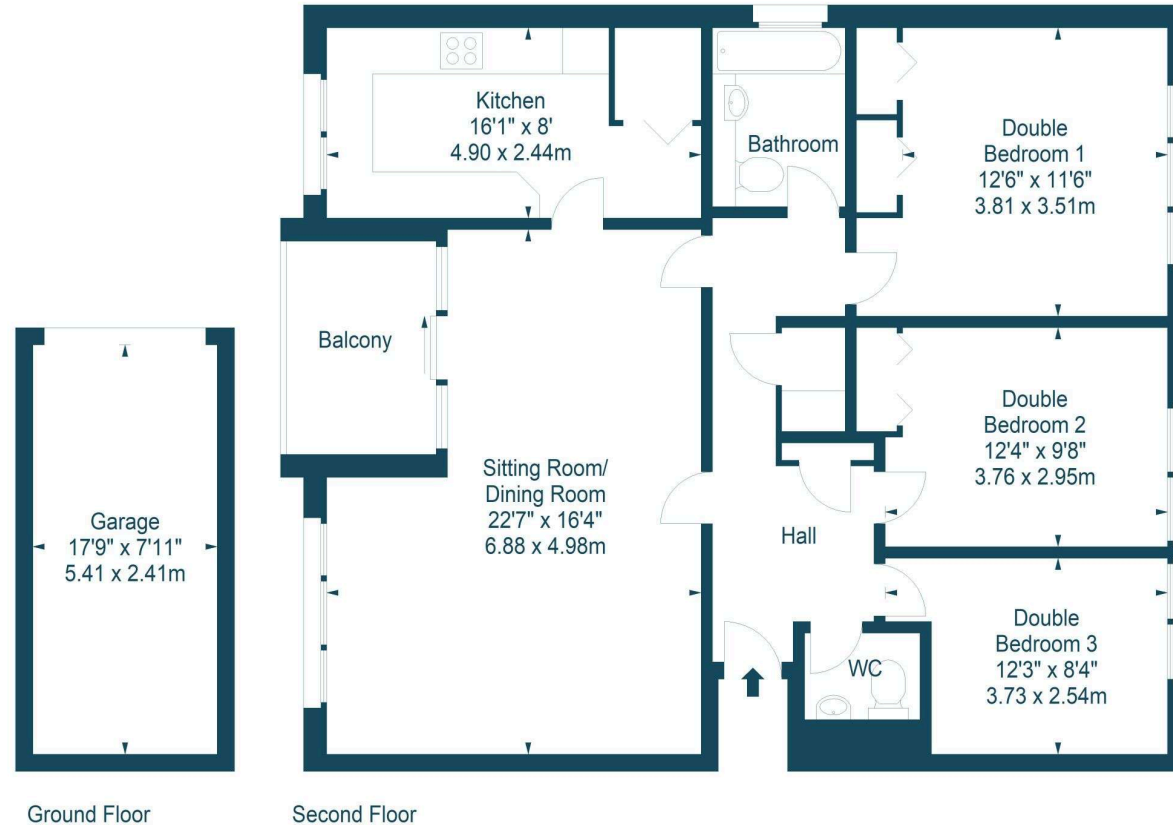
Approx. Gross Internal Area
1064 Sq Ft - 98.85 Sq M

Garage

Approx. Gross Internal Area
142 Sq Ft - 13.19 Sq M

For identification only. Not to scale.

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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.