



1/5 Wyvern Park
GRANGE | EDINBURGH | EH9 2JY


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Situated within the sought-after residential development of Wyvern Park, this well-presented three-bedroom second floor flat offers spacious and versatile accommodation, ideal for professionals and families. The property is entered via a welcoming hallway, leading to a bright and generously proportioned living room that provides a comfortable space for both relaxing and entertaining. The well-appointed kitchen offers ample worktop space alongside a good range of floor and wall-mounted units, delivering excellent storage and practicality for everyday living. There are two generous double bedrooms, both offering comfortable accommodation, while the third bedroom provides a versatile space that could equally be utilised as a home office, study, nursery, or guest bedroom to suit a variety of lifestyles. The property is further complemented by a well-appointed bathroom and excellent storage throughout.

Externally, residents benefit from well-maintained communal grounds, residents' parking, and the added advantage of a single garage, providing secure parking or additional storage.

- Three bedroom second floor flat
- Spacious main bedroom with en-suite
- Accessed via a secure entry system
- Communal grounds and residents parking
- Single garage to the rear of the property
- Gas central heating
- Double glazing.

Energy Rating C. Council Tax D.

Factor -Charles White, 14 New Mart Road, Edinburgh, EH14 1RL.
Approximate charge £183.86 per quarter .

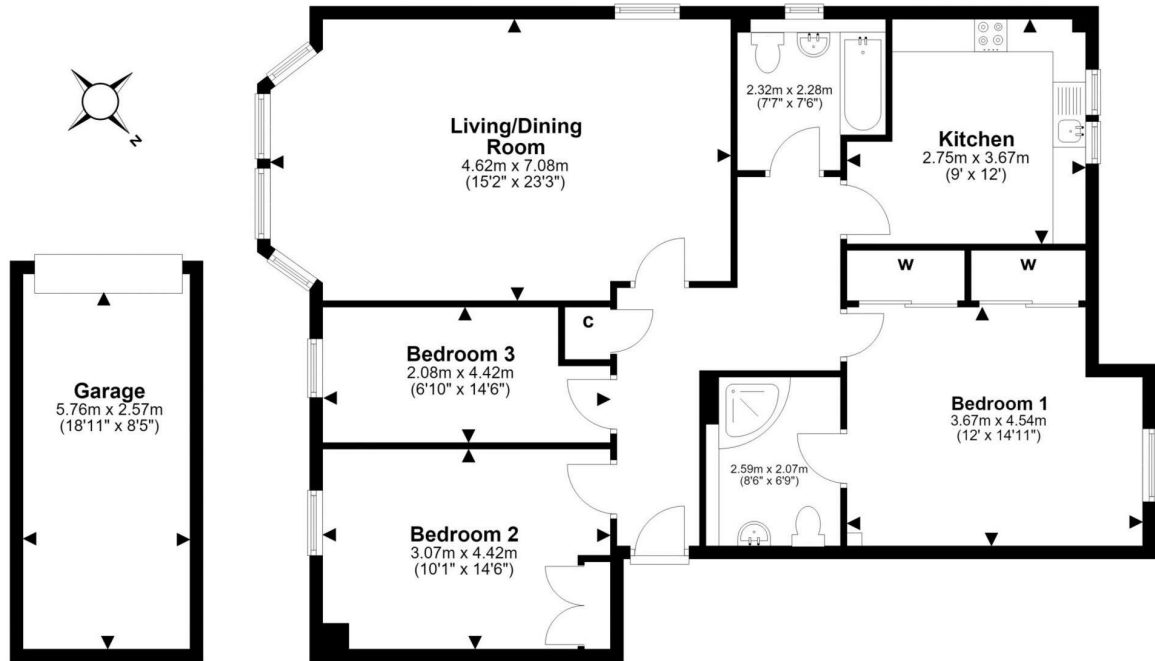
All fixtures, fittings, integrated kitchen appliances, curtains in bedroom 2 and blinds in the kitchen and bathroom will be included in the sale.

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



The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district 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 amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks over nearby Blackford Hill, Braid Hill and Arthur's Seat. 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.