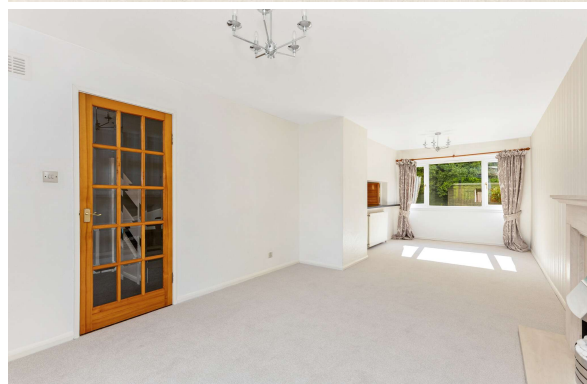




22 Relugas Place
GRANGE | EDINBURGH | EH9 2PY


warners
solicitors & estate agents



22 Relugas Place

GRANGE | EDINBURGH | EH9 2PY

Warners are delighted to present to the market this attractive three-bedroom end-terrace house, situated on Relugas Place in the highly sought-after Grange area of Edinburgh.

The property offers well-proportioned accommodation over two levels, together with a private driveway, single garage and excellent garden space.

A porch leads into a welcoming entrance hallway, with access to the large living room incorporating a dining area and serving hatch to the kitchen. The contemporary kitchen offers ample worktop space, with a good range of floor and wall-mounted units.

Upstairs are two generous bedrooms, both benefiting from built-in storage, along with a versatile third bedroom which could be used as a nursery, home office or guest bedroom.

Externally, there is a driveway and single garage, front garden and a fully enclosed rear garden featuring patio and lawn areas, ideal for outdoor entertaining and relaxation.

- Three bedroom end terraced house
- Located in the ever popular Grange area
- Front and rear gardens
- Driveway and garage
- Double glazing
- Gas central heating

Energy Rating D, Council Tax Band E.

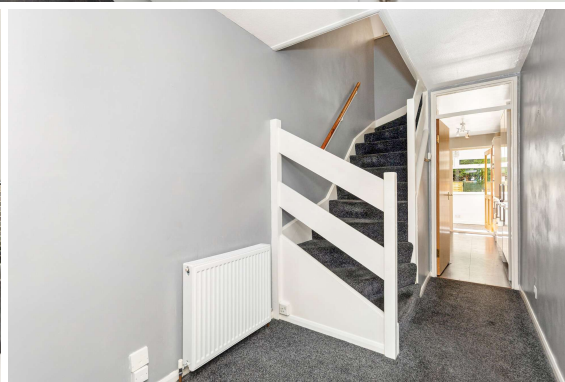
Fee payable to Relugas Place Residents Association approx. £70 per annum.

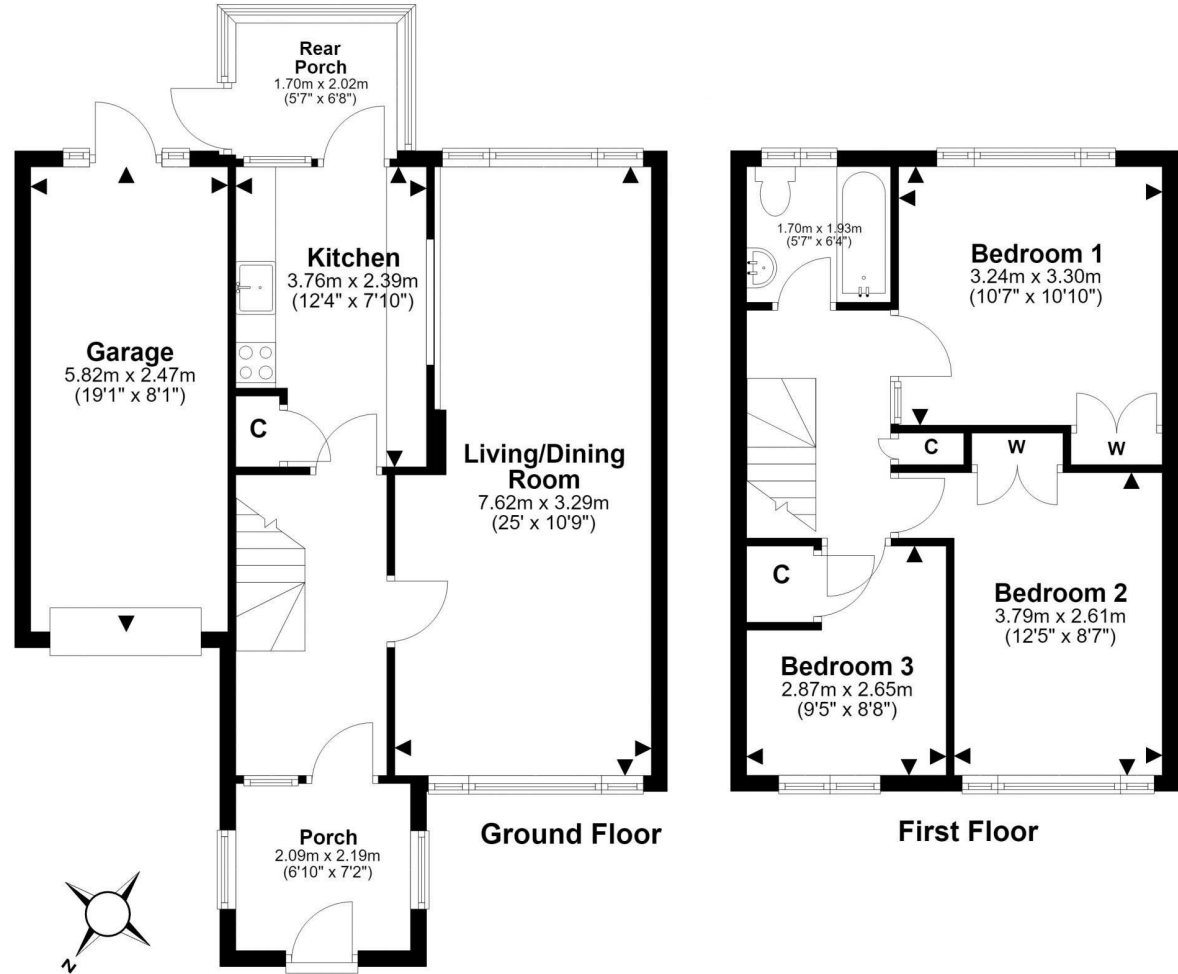
All fixtures, fittings, curtains, light shades and integrated kitchen appliances will be included in the sale.

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.