



4/6 Grange Loan
GRANGE | EDINBURGH | EH9 2NR

warner's
solicitors & estate agents



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An exciting opportunity has arisen to acquire this well-presented two bedroom, third floor apartment forming part of a traditional tenement block in the popular Grange district of Edinburgh, south of the city centre. This beautiful apartment has been tastefully decorated throughout and will hold immense appeal to first-time buyers in addition to holding investment potential. The spacious living room boasts traditional features such as the attractive twin windows, fireplace, ornate corning and window seat, creating a great space for relaxing or entertaining guests, and the separate kitchen/dining room is fully fitted and currently comprises a fridge/freezer, washing machine, oven, hob, fan, dining area, the boiler and a pantry. There are two well-proportioned bedrooms both with attractive fireplaces and completing the accommodation is the shower room with a shower and WC. There is also a well-kept shared garden, permit parking and nearby on-street free parking. Nearby amenities include a range of bars, eateries and retail outlets, and the apartment is located within reach of both the Meadows and Holyrood Park in addition to benefiting from easy access to excellent public transport links. Early viewing is highly recommended to appreciate everything that this property has to offer.

- Two Bedroom Third floor apartment
- Sought after location
- Spacious living room with traditional features
- Fully fitted Kitchen
- Two well-proportioned bedrooms
- Shower room
- Communal rear garden
- Excellent nearby amenities
- Easy access to public transport

Energy Rating D. Council Tax band C.

All contents can 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 Brunstfield 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.



