



Impressive and generously proportioned Three-bedroom, upper flat



Situated in the highly sought-after Grange area of Edinburgh, this impressive three-bedroom upper period property offers exceptionally generous proportions, a wealth of original features and a private rear garden. Combining classic architectural charm with modern comforts, the property provides spacious and flexible accommodation ideal for a range of buyers. A welcoming entrance hallway leads to a bright and elegant lounge featuring a beautiful bay window that floods the room with natural light. A traditional fireplace with gas fire creates a lovely focal point, while original doors, picture rails and Edinburgh Press cupboards highlight the home's period character. The dining room is equally appealing, featuring a stunning built-in display unit and providing convenient access through to the kitchen. The kitchen itself is fitted with modern units, integrated appliances and practical tiled flooring, creating a stylish and functional space. The property offers three generously sized double bedrooms, all providing comfortable accommodation with ample space for furnishings. A well-appointed shower room serves the property. The hallway is further enhanced by an attractive cupola, allowing natural light to brighten the central space. Additional storage is available in the loft, which is partially floored and insulated. Externally, the property benefits from a delightful private rear garden accessed from the rear hallway, which also benefits from an under-stair cupboard. The garden features mature planting, a lawn area, patio and garden shed, providing an excellent outdoor space for relaxing or entertaining. On-street parking is available to the front of the property.

Key Features

- Main door entrance
- Hallway with cupola
- Lounge
- Dining room
- Kitchen
- Three double bedrooms
- Shower room
- Gas central heating
- Loft / excellent storage
- Private rear garden
- On-street parking



Grange

The Grange is one of Edinburgh's most desirable residential neighbourhoods, combining a peaceful, leafy setting with excellent access to city amenities. Although primarily residential, the area is within easy reach of vibrant nearby districts such as Marchmont, Bruntsfield and Morningside, which offer a wide range of independent cafés, restaurants, boutique shops and supermarkets including Waitrose, Marks & Spencer and Sainsbury's. Residents benefit from outstanding green space, with The Meadows, Blackford Hill and Holyrood Park all close by, providing scenic walking, cycling and recreational opportunities. Leisure facilities such as the Royal Commonwealth Pool, tennis clubs and golf courses are also nearby. The Grange is particularly popular with families due to its proximity to highly regarded schools including James Gillespie's High School, George Watson's College and George Heriot's School, while the University of Edinburgh and the Royal Infirmary are easily accessible. Regular bus services and convenient road links provide quick connections to Edinburgh city centre and the wider motorway network.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, fridge freezer, washing machine, dishwasher, tumble dryer and shed are included in the sale (no warranties given). The garden equipment is included in the sale, sold as seen.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

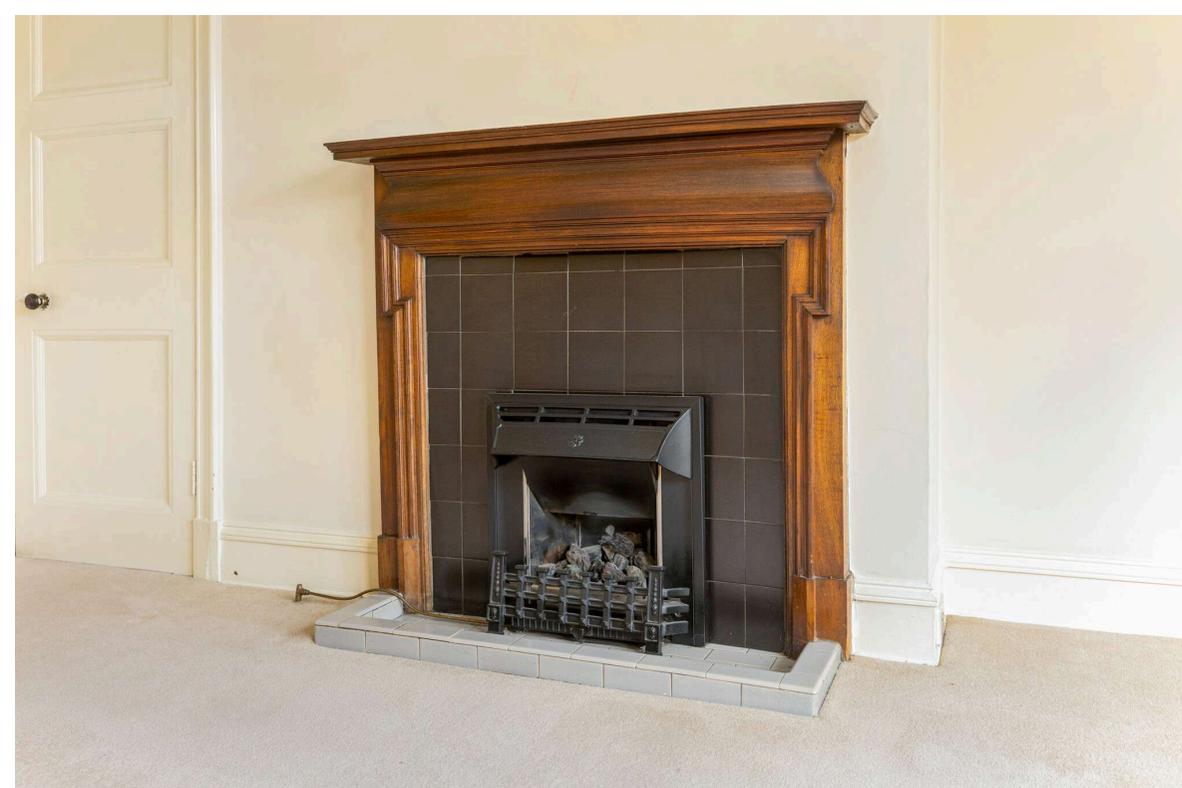
£515,000

EPC Rating

C

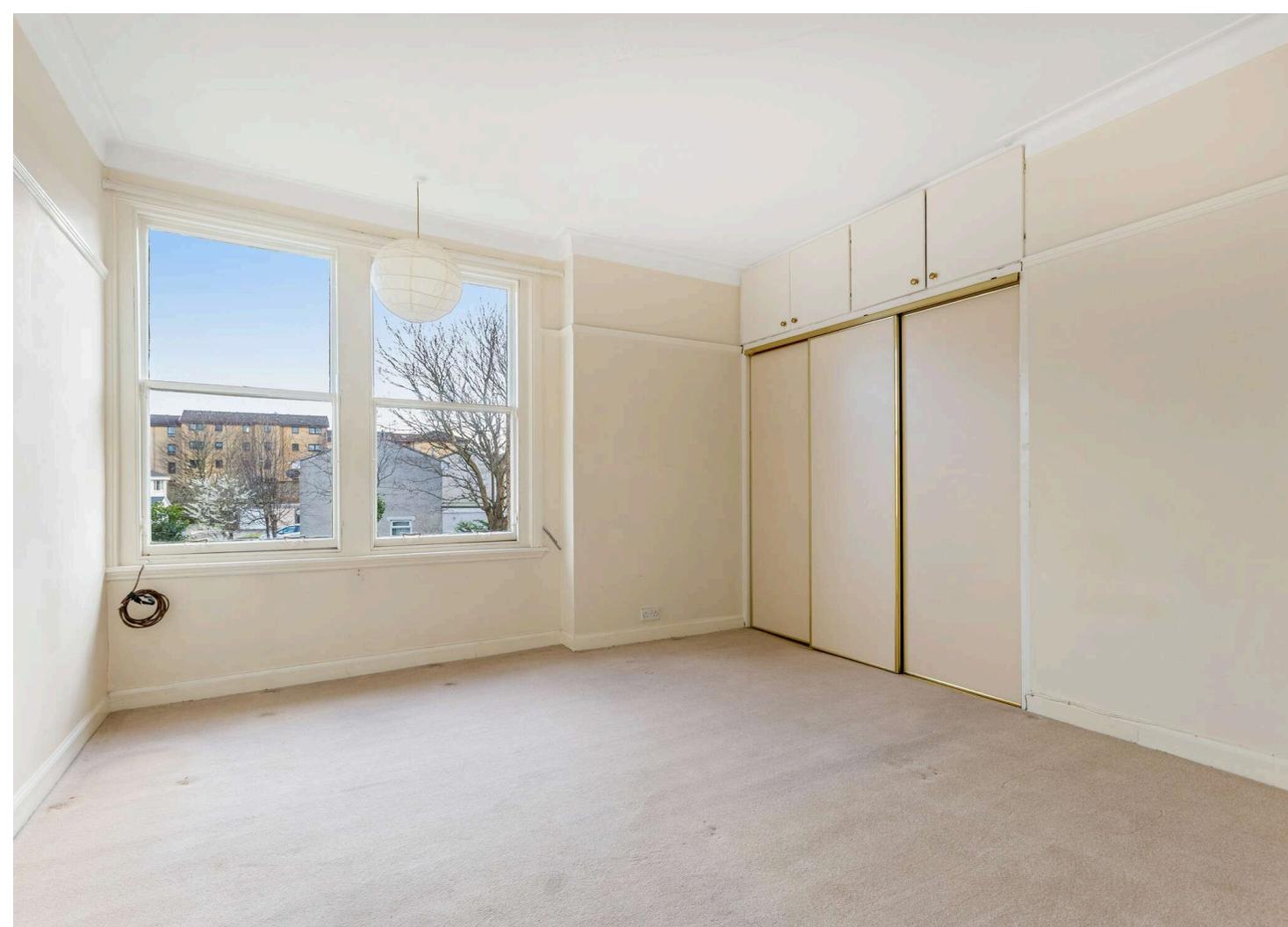
Tenure

Freehold

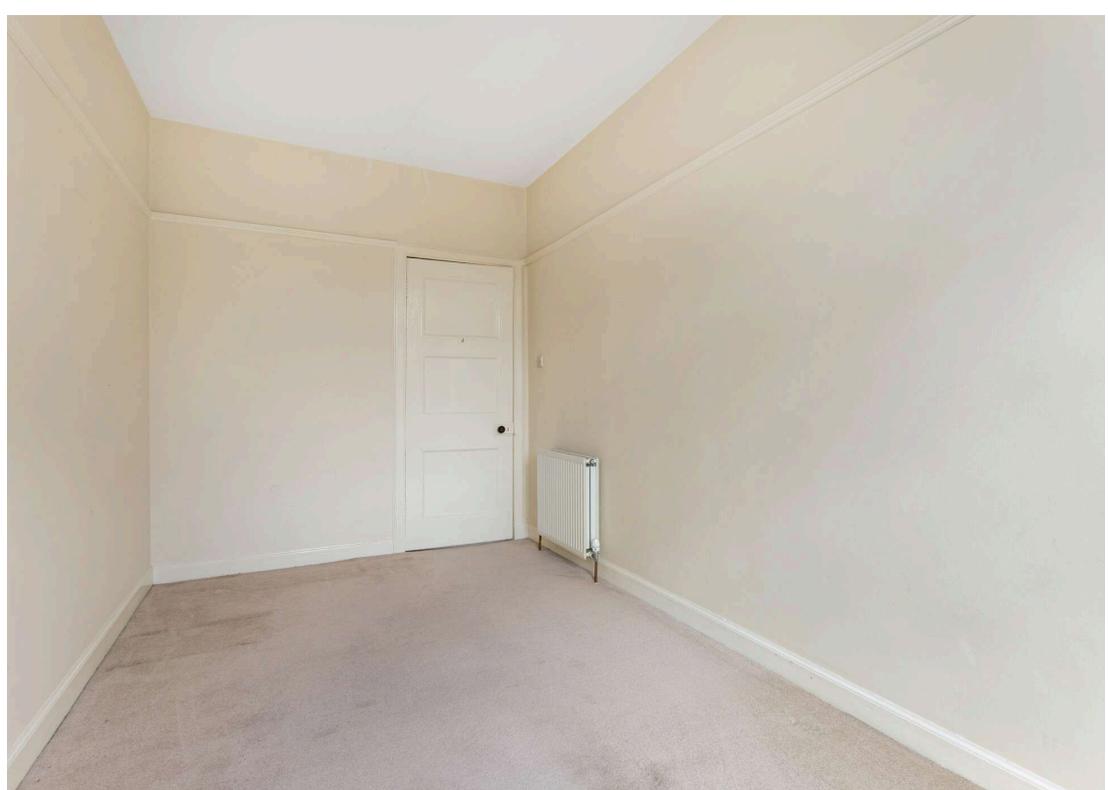


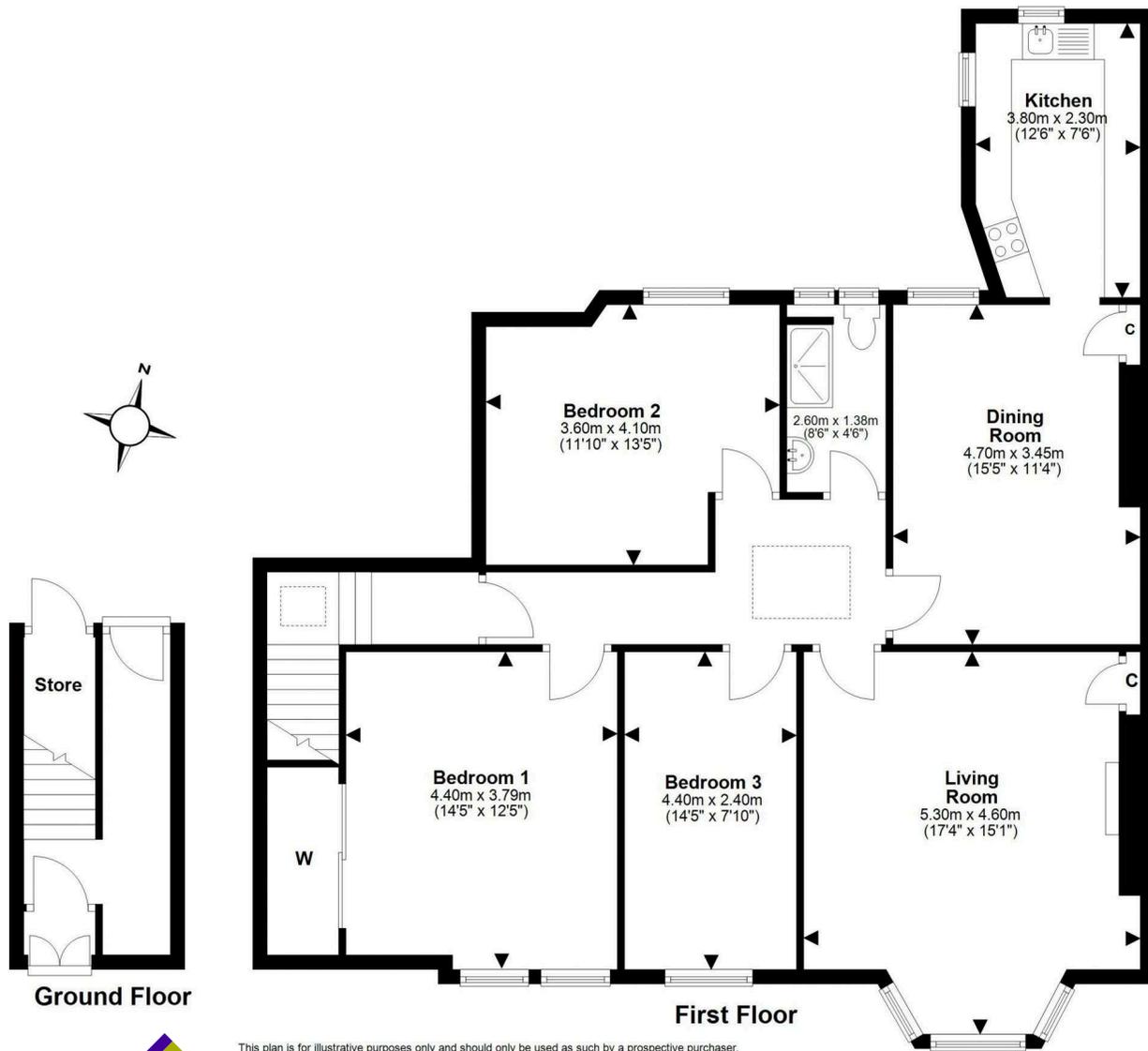


*"A charming and spacious
period home, in one of
Edinburgh's most prestigious
residential areas"*









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.



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