62A St Alban's Road, Edinburgh, EH9 2LX

Impressive four-bedroom main door upper villa with private south-facing garden and parking

URQUHARTS
EDINBURGH

DESCRIPTION

62A St Alban's Road is an elegant, generously proportioned four-bedroom main door upper villa, forming part of a converted Victorian building with private south-facing garden and allocated parking. The property is superbly situated in the prestigious residential area of the Grange and is within convenient distance the city centre, excellent schools, amenities and public transport links.

Entrance vestibule and welcoming hall with central cupola; stairs lead to the half landing with two double bedrooms; spacious reception landing and hallway with storage cupboards and original period features leads to the rest of the accommodation; an impressive bay windowed drawing room with dual aspect south and west facing outlook and gas fireplace; bright open plan living room, dining room and kitchen to the rear; modern fitted kitchen with wall & base units, integrated appliances and breakfast bar; master bedroom with en-suite shower and further good-sized double bedroom; and a stylish family bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Drawing room. Living room /Dining room / Kitchen. Four double bedrooms (one en-suite). Bathroom. Loft.

Gas central heating. Sash and case windows. Well-maintained private south-facing garden laid to lawn with mature borders. Allocated parking space within a shared driveway and ample unrestricted on-street parking.

LOCATION

The Grange is a prestigious, residential suburb located approximately 1½ miles south of the city centre. Local shops cater for everyday needs with a range of other specialist shops, cafes, and restaurants in proximity. Cameron Toll shopping centre with a large Sainsburys and Aldi supermarket, and neighbouring Newington, Marchmont and Morningside are all within easy reach with further offerings. Recreational activities in the area include The Meadows, Holyrood Park, Arthur's Seat, Hermitage of Braid, Blackford Hill, The Pentlands and several renowned golf courses. Leisure activities include Carlton Cricket Club, Mortonhall Tennis Club, Warrender Swim Centre, and The Royal Commonwealth Pool, skiing at Midlothian Snow Sport Centre at Hillend, The Church Hill Theatre, and family-run

Dominion Cinema. Catchment schools in the area include Sciennes Primary and James Gillespie High School, St Peter's RC Primary, St Thomas of Aquin's RC High and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Edinburgh and Napier University campuses are within reach, in particular Edinburgh University's King's Buildings. Excellent bus services regularly run into the city centre and surrounding areas, and both train and tram services accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and major motorway networks via the City Bypass

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

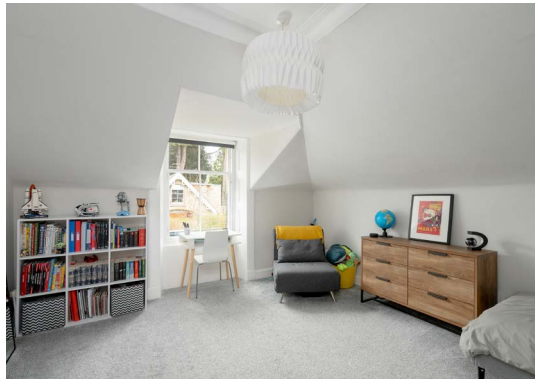
PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**
The property has an Energy Rating Category **C**
Tenure Freehold



St. Alban's Road,
Edinburgh,
Midlothian, EH9 2LX

SquareFoot

Approx. Gross Internal Area
2206 Sq Ft - 204.94 Sq M
For identification only. Not to scale.
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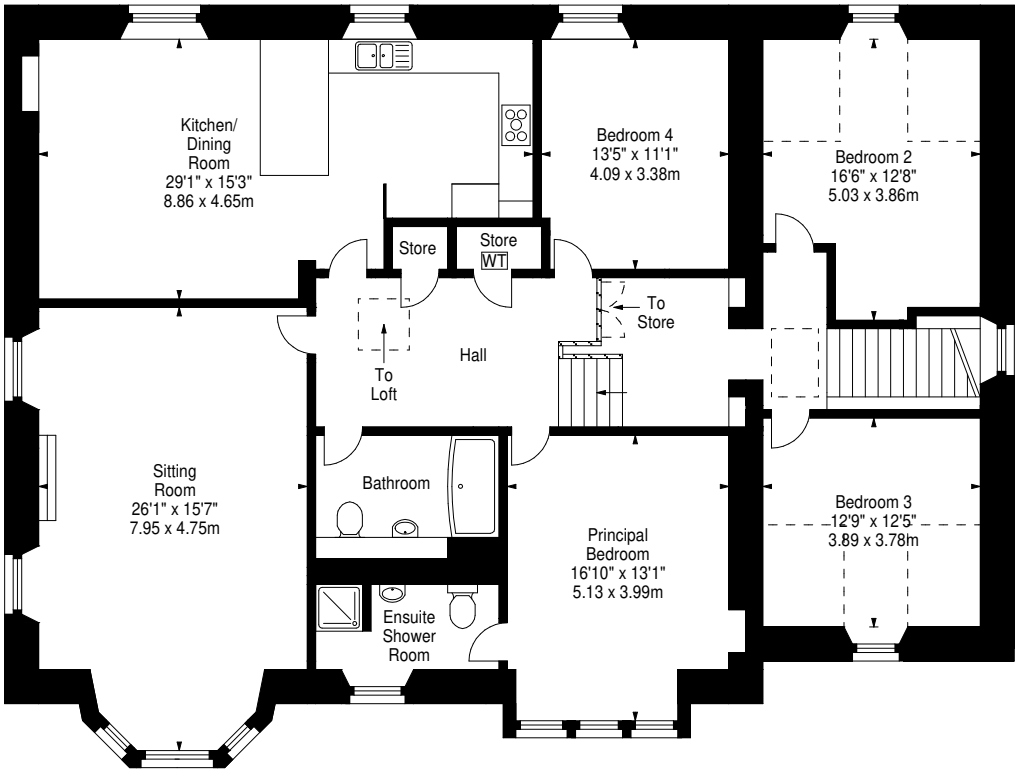
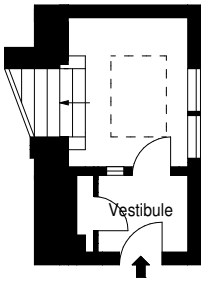


First Floor



Ground
Floor
Entrance

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@ urquharts.co.uk.

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www.urquharts.co.uk

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