



25 Relugas Place,
Grange, Edinburgh, EH9 2PY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive, generously proportioned dual-aspect living/dining room.
- Under-stairs storage cupboard housing the automatic washer/dryer.
- Modern fitted kitchen with appliances available.
- Upper landing with access to floored attic via a Ramsay ladder.
- Two good-sized double bedrooms.
- Single bedroom with fitted storage.
- Contemporary, fully tiled bathroom with shower.
- Gas central heating.
- Double glazing.
- Private front garden.
- Private, enclosed, south-east-facing rear garden.
- Residents' parking within the development.
- Private garage.



GENERAL DESCRIPTION

A well-presented mid-terraced villa situated in the sought-after and prestigious Grange district of the city, ideally positioned for access to a wide range of local amenities and within easy reach of Edinburgh city centre. The property lies within an excellent school catchment area and would make an ideal family home in a superb location.

RESIDENTS' ASSOCIATION:

A residents' association oversees the upkeep of the development's communal areas, for which an annual charge of approximately £70 is payable.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 12.1 MILES TO EDINBURGH AIRPORT.
WITHIN 400 METRES.

LOCATION

The Grange is one of Edinburgh's most desirable residential neighbourhoods, combining a peaceful, leafy setting with convenient access to the city's amenities. The vibrant neighbouring districts of Marchmont, Bruntsfield and Morningside are within easy reach, offering an excellent selection of independent cafés, restaurants, boutique shops and supermarkets, including Waitrose, Marks & Spencer and Sainsbury's. Residents can also enjoy nearby green spaces such as The Meadows, Blackford Hill and Holyrood Park, which provide excellent opportunities for walking, cycling and recreation. The Royal Commonwealth Pool, tennis clubs and golf courses are also close at hand. Particularly popular with families, the area is well placed for highly regarded schools, including Sciennes Primary School and James Gillespie's High School, George Watson's College and George Heriot's School. The University of Edinburgh and the Royal Infirmary are readily accessible, while regular bus services and convenient road links provide swift connections to Edinburgh city centre and the wider motorway network.

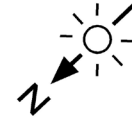
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS AND INTEGRATED KITCHEN APPLIANCES, INCLUDING THE HOB, OVEN AND COOKER HOOD, ARE INCLUDED IN THE SALE PRICE. THE FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER MAY BE AVAILABLE BY SEPARATE NEGOTIATION. THE WARDROBES IN BEDROOM ONE ARE ALSO INCLUDED IN THE SALE PRICE.



Relugus Place, EH9 2PY



Approx. Gross Internal Area
717 Sq Ft - 66.61 Sq M
Detached Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D

