



Solicitors & Estate Agents










Offers Over
£825,000

1/7 Wyvern Park

The Grange | Edinburgh | EH9 2JY

A rarely available and generously proportioned penthouse apartment, forming part of an exclusive modern development situated off Dick Place, in the capital's prestigious Grange area. Offering a superb opportunity to modernise to individual taste, the property boasts a substantial floor space spanning over two thousand square feet together with a private lift*, large terrace and exceptionally spacious double garage.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Double garage and residents parking
-  Well-kept communal gardens
-  EPC rating – C
-  Council tax band- G



Description

Enjoying a leafy tranquil setting, the property can be accessed via a secure communal entry or, when operational, by a private lift* to the side of the building and briefly comprises: extensive hallway with good built-in storage, spacious dual aspect reception room with focal fireplace and sliding doors opening out onto a large southwest facing private terrace which commands spectacular open views and offers an impressive entertaining/dining space in the warmer months, dual facing well equipped dining kitchen which has been fitted with a variety of base and wall mounted units and has direct access to the aforementioned terrace, versatile dining room/additional bedroom, generously sized principal bedroom with fitted wardrobes and en-suite bathroom, second well-proportioned double bedroom also with fitted wardrobes, and shower room with counter top sink, WC and mains shower enclosure.



The existing owners have obtained permission to have the current windows replaced with a more modern/energy efficient style, which will also allow for more open views over the surrounding area.

This property has been subject to virtual renovation to show the effect of upgrade/renovation works on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for transparency.

**Please note that the lift is not currently in working order. Quotations have been obtained to repair it, and more information is available on request.*

Extras

The property will be sold as seen with all fixtures, fittings, curtains, light fittings, white goods, integrated appliances and floor coverings included.

Gardens, Parking and Garage

The building is surrounded by verdant beautifully kept communal gardens comprising areas of lawn, planted beds and an assortment of mature trees. Residents parking is available and the property also benefits from a substantial private double garage providing excellent secure parking/overspill storage.

Factor

There is a factoring agreement in place with Charles White for the upkeep of the communal areas and building. This also includes buildings insurance and is presently £240 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Consistently one of the capitals most desirable neighbourhoods, The Grange lies approximately two miles to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. The Royal Infirmary of Edinburgh is just a short drive away. Recreational facilities in the vicinity include the Royal Commonwealth Pool, the Festival Theatre, the vast open greenery of the Meadows, the Dominion cinema as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. Schooling at all levels is well represented and many of Edinburgh's renowned private schools, such as Watsons and Heriots, are also within easy reach. The property is well positioned for access to Edinburgh University and the Kings Building Campus. Regular bus services run to the City Centre and the surrounding area, and there are good road links to the city bypass and the main Scottish motorway network



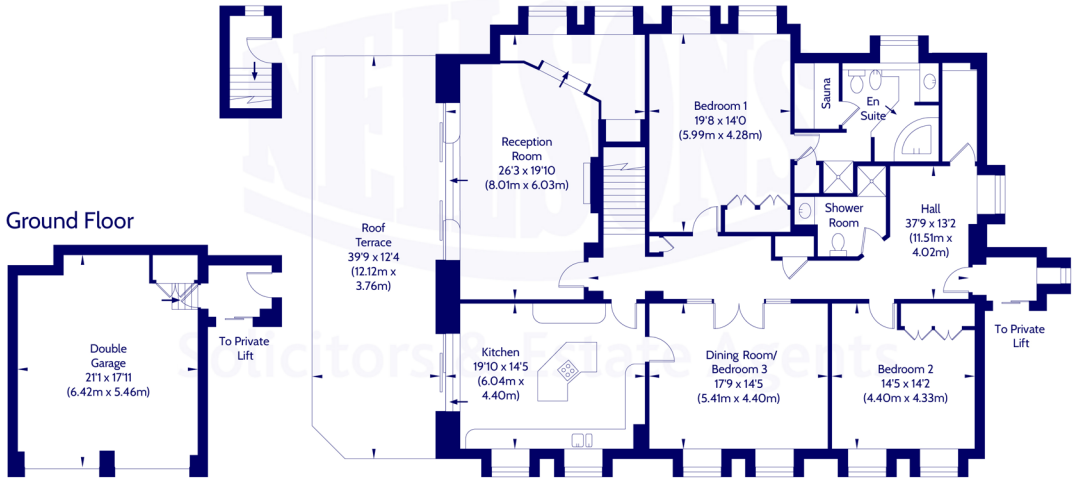


Approx. Gross Internal Floor Area 211 Sq M / 2270 Sq Ft.

2nd Floor

3rd Floor

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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