

OFFERS OVER £430,000

1-6 West Grange Gardens
Edinburgh, EH9 2RA

drummondmiller
Solicitors & Estate Agents



- Spacious 3 bed apartment in peaceful development located in the Grange
- Open plan living/dining room offering ample room for relaxing and dining
- Beautifully kept communal grounds
- Views of Arthur's Seat
- Well-sized kitchen with ample storage and counter space
- Family-sized bathroom and separate WC
- Single lock-up garage and residents' parking
- Located in the catchment zone for James Gillespie Primary and High School

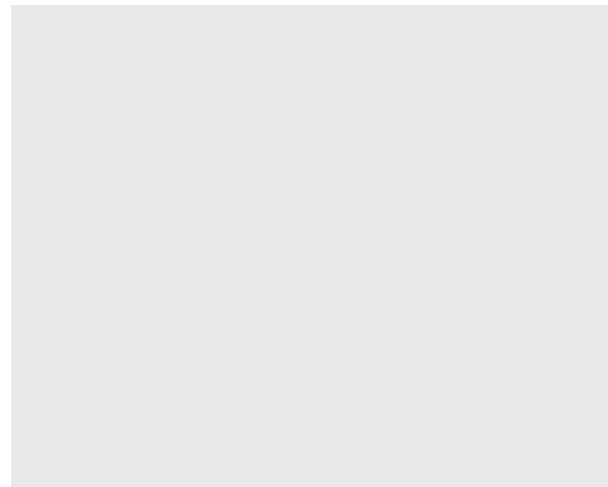
Description

Drummond Miller is delighted to present this rarely available and well-proportioned three-bedroom apartment, offering bright and spacious accommodation throughout.

The property is entered via a welcoming hallway, which benefits from excellent storage. The generous open-plan living and dining area creates a comfortable and sociable setting, with direct access to a private balcony, an ideal spot to relax and enjoy the outlook. The large kitchen offers ample storage and workspace, making it well-suited for cooking and entertaining, while also enjoying impressive views towards Arthur's Seat.

To the rear of the property are three well-sized double bedrooms, each benefiting from built-in cupboards. The property is completed by a family-sized bathroom fitted with an electric shower over the bath, along with the added convenience of a separate WC.





Central Heating and double glazing

There are double-glazed windows throughout and electric ceiling heating.

Garden and parking

Externally, the property sits within beautifully maintained shared garden grounds, with residents' parking and a single-car garage.

Location

The Grange is one of Edinburgh's most sought-after residential areas, located a short distance south of the city centre. The district is known for its wide, leafy streets and attractive stone-built properties, many of which have considerable charm and character.

The area benefits from an excellent range of local amenities, including well-regarded schools, shops and recreational facilities. The property lies within the catchment area for James Gillespie's Primary School and James Gillespie's High School, both highly regarded locally. George Watson's College and George Heriot's School are also within easy reach, along with a number of other well-regarded state and independent schools.

Everyday shopping needs are well served by local shops in nearby Marchmont and Newington, while the popular retail and café areas of Morningside and Bruntsfield are also easily accessible.

Recreational opportunities are plentiful, with several health and sports clubs in the area, as well as scenic walks across nearby Blackford Hill, Braid Hill and Arthur's Seat. The area is well connected, with regular bus services to the city centre and surrounding districts, as well as convenient road links across the city. The city bypass and main motorway networks are also within easy reach.

Council Tax and EPC

It is in Council Tax band F and has a G-rated Energy Performance Certificate.

Home Report

The property has been valued at £440,000, and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

The carpets and white goods are included in the sale price.



SECOND FLOOR

1/6 WEST GRANGE GARDENS, EDINBURGH, EH9 2RA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,207 SQ FT / 112 SQ M
 BALCONY 65 SQ FT / 6 SQ M, GARAGE 153 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are approximate and
 should be independently verified.
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