

COULTERS®

1/2 WYVERN PARK

GRANGE, EDINBURGH, EH9 2JY

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A rarely available ground floor flat quietly positioned in the highly sought-after Grange. This property is situated off the prestigious Dick Place, offering well presented and comfortable accommodation with the added benefits of private garage, residents' parking and attractive communal gardens. The property is ideally suited to those seeking a peaceful setting within easy reach of a wide range of amenities, green spaces and transport links.

The accommodation comprises an entrance hall with useful storage, leading to a sitting/ dining room with a pleasant outlook over the surrounding gardens. The fitted kitchen provides good storage and preparation space, with a range of integrated and freestanding appliances. There is a generous double bedroom with built-in wardrobes and ample space for additional furniture, while the stylish shower room features a contemporary walk-in shower, neutral tiling and useful vanity storage.

KEY FEATURES



Ground floor flat within a peaceful factored development.



Delightful shared grounds.



Easy access to Marchmont & Morningside amenities.



EPC Rating - C



Spacious double bedroom with wardrobe.



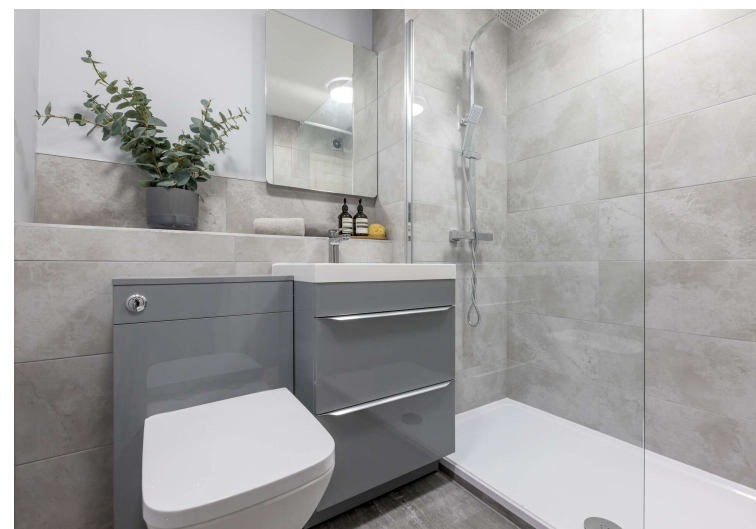
Private garage and residents' parking.



Bus stop a 3 minute walk away.



Council Tax Band - E



Further benefits include gas central heating and double glazing.

The property comes with a private detached garage located to the rear of the development and there is residents' parking.

The property is set within well-maintained communal gardens to the front, side and rear.

The factors are Charles White with an approximate monthly cost of £160. This is inclusive of buildings insurance.



THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area located just under two miles south of Edinburgh City Centre. Situated off the prestigious Dick Place, this property is close to Blackford Hill, The Hermitage of Braid and The Meadows. The area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Swim Centre are both nearby. Nearby Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi amongst other shops. Edinburgh University's main campus and Kings Building are conveniently located within walking distance. The nearest bus stop of Kilgraston Road is just a three minute walk away where regular bus services take you into the City Centre and beyond. The City Bypass and Edinburgh Airport are both easily accessible.

EXTRAS

All blinds, curtains, light fittings and white goods are included in the sale. Other items may be available subject to

HOME REPORT VALUATION: £245,000



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0131 603 7333

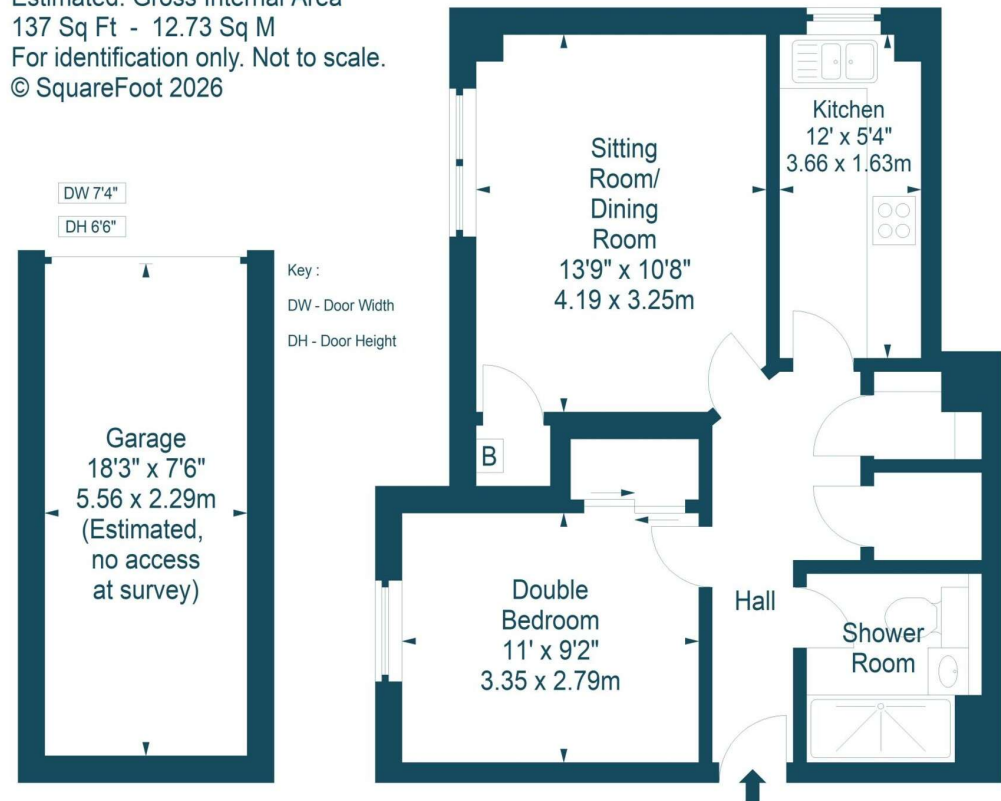


enquiries@coultersproperty.co.uk

Wyvern Park,
Edinburgh,
Midlothian, EH9 2JY



Approx. Gross Internal Area
504 Sq Ft - 46.82 Sq M
Garage
Estimated. Gross Internal Area
137 Sq Ft - 12.73 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.