

# 52/5 Strathearn Road

THE GRANGE, EDINBURGH, EH9 2AD



*Beautifully renovated three-bedroom third-floor tenement flat with period features*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



This outstanding three-bedroom third-floor flat forms part of a traditional tenement building and has been fully renovated to an exceptional standard. The property is presented in true walk-in condition, seamlessly blending contemporary finishes with beautiful original features, including stunning decorative cornicing.

# THE LIVING ROOM



Accommodation is well-proportioned and thoughtfully arranged, comprising a bright and spacious living room with a large bay window that floods the room with natural light.

# THE KITCHEN/DINER



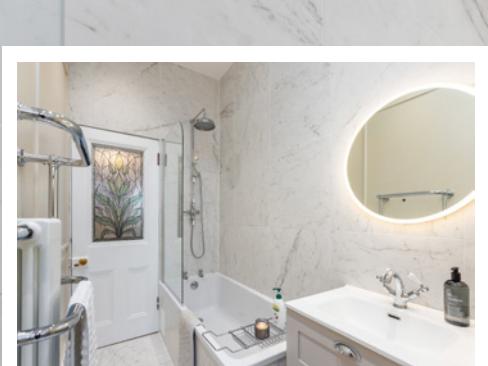
The impressive, separate dining kitchen offers views of Edinburgh Castle and has been finished to an extremely high standard, offering excellent space for both everyday living and entertaining. This is complemented by a separate utility room, providing added practicality and storage.





There is also a stylish modern bathroom finished with tasteful décor, and three generously sized bedrooms, with bedroom 2 offering more views of Edinburgh Castle.

## THE BATHROOM



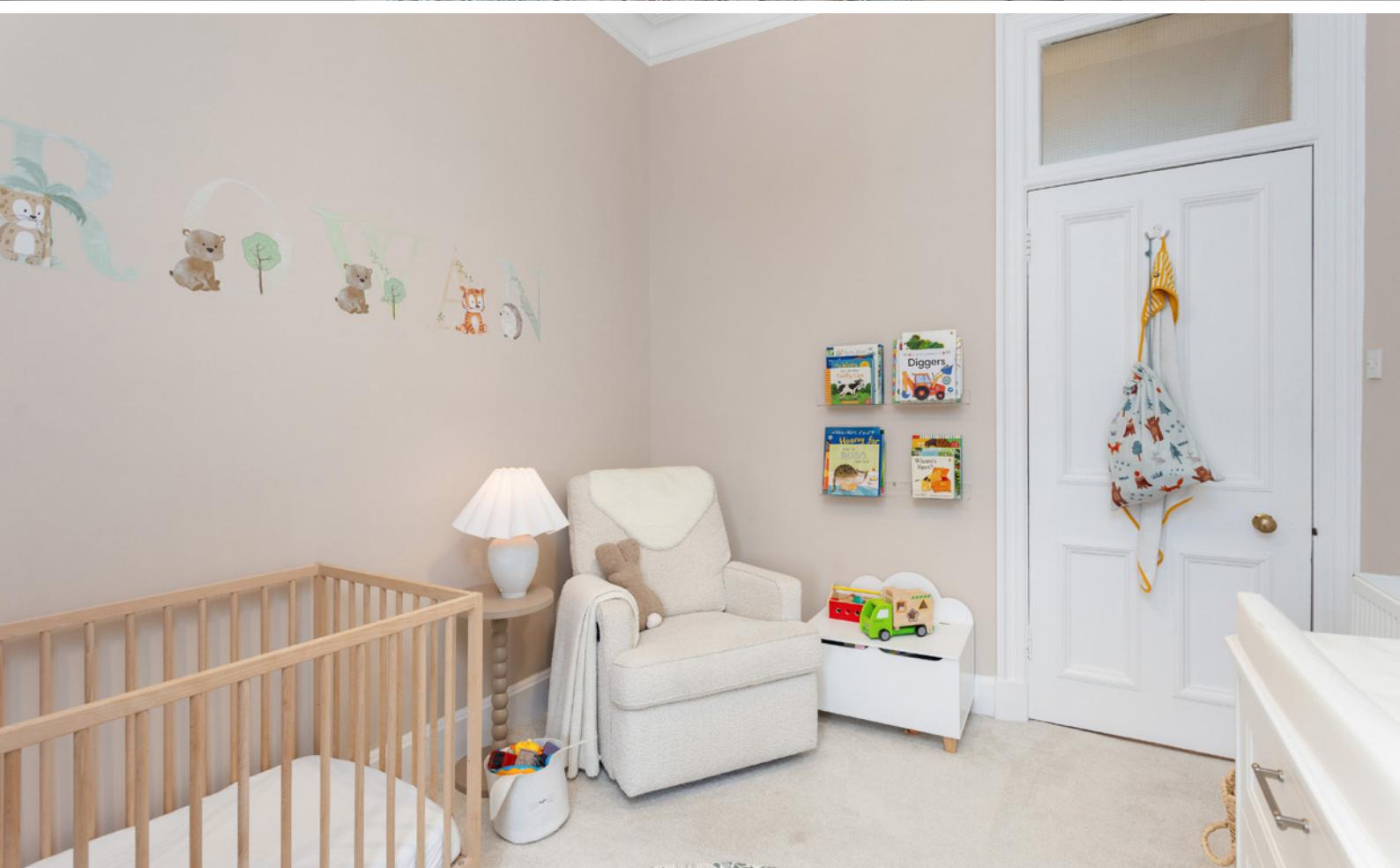
# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



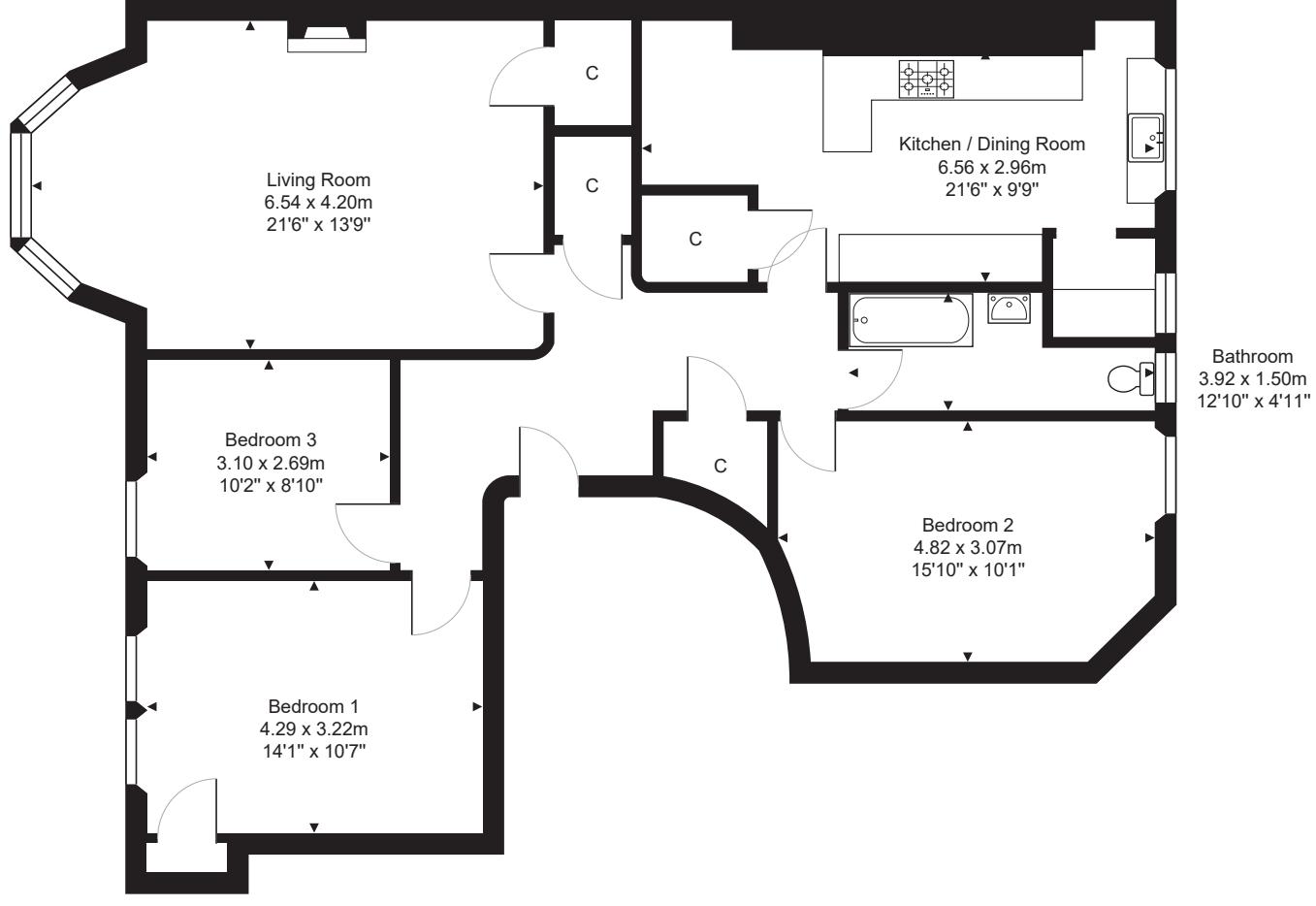
Further benefits include a well-maintained communal stair, reflecting the care and upkeep of the building, and access to an ample, beautifully manicured rear communal garden for residents' enjoyment.

With its blend of period charm, high-quality renovation, and excellent presentation, this superb tenement flat represents an outstanding opportunity for a wide range of buyers.

## EXTERNALS

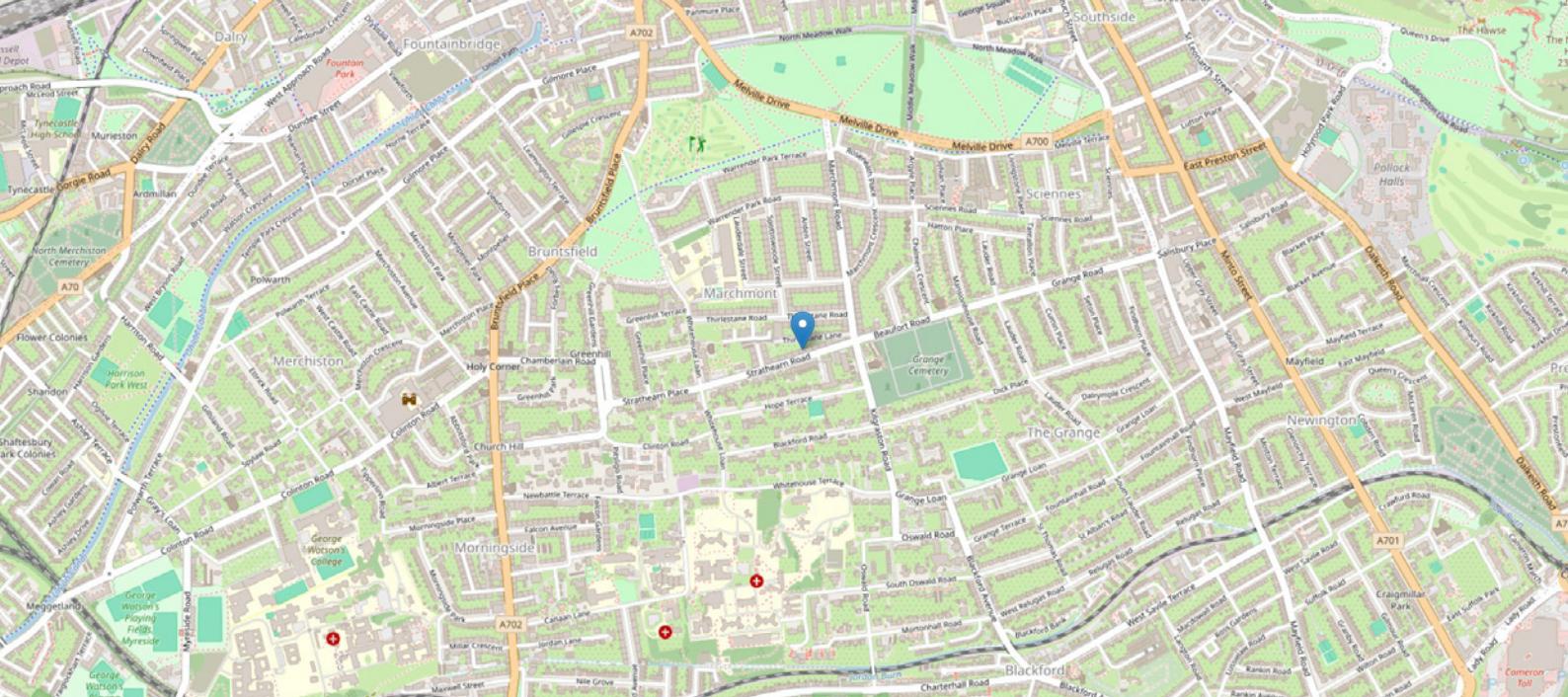


# FLOOR PLAN & DIMENSIONS



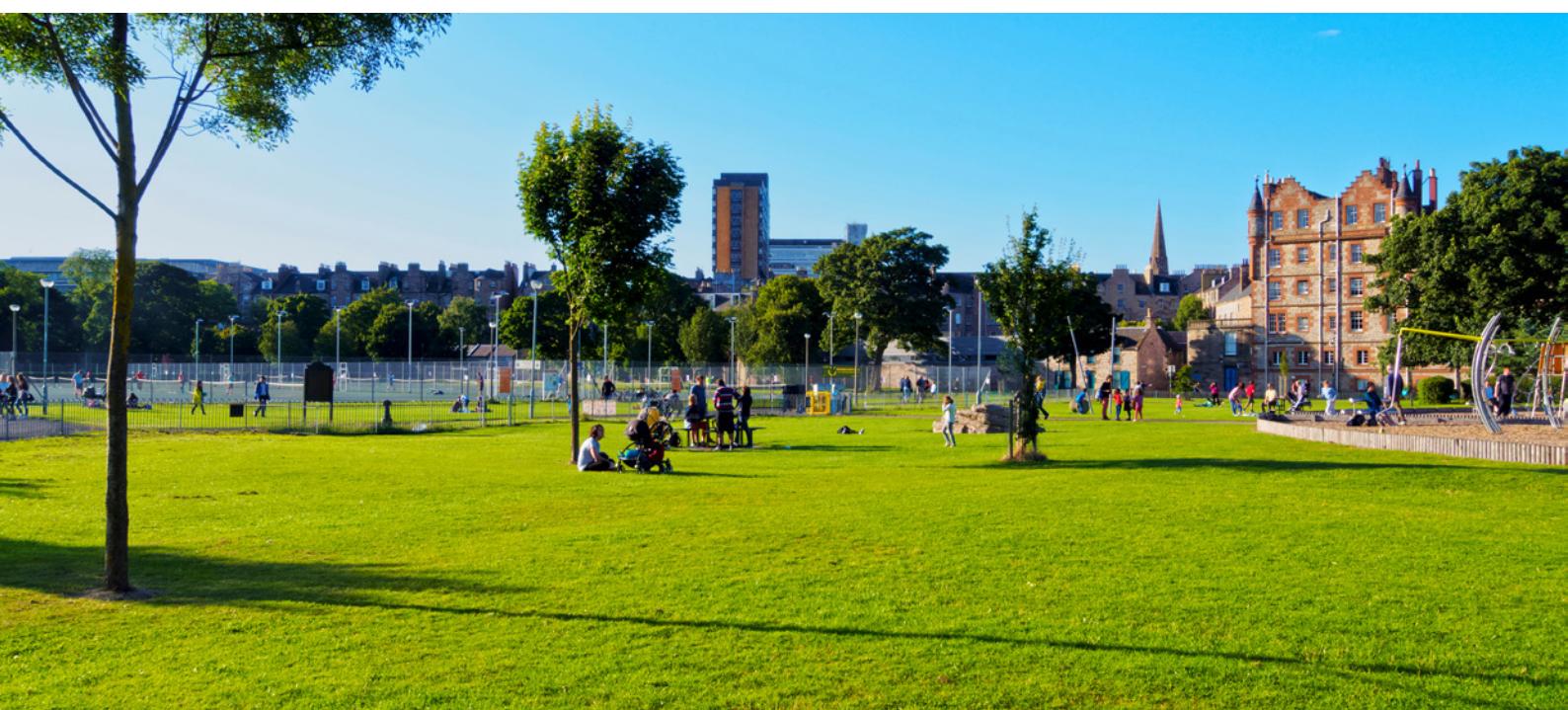
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup> | EPC Rating: C



# THE LOCATION

The Grange is widely regarded as one of the capital's most prestigious and highly sought-after residential areas, located on the south side of the city. Renowned for its character and maturity, the area is distinguished by broad, tree-lined avenues and an impressive collection of Victorian, Georgian, and Edwardian homes, many set within generous and beautifully maintained gardens.





Princes Street and Edinburgh city centre are little more than a mile away and are easily accessible via regular public transport services or by a pleasant walk through the Meadows and down the Mound. The neighbouring areas of Newington, Marchmont, Morningside, and Bruntsfield provide an excellent range of shopping and leisure facilities, including charming independent retailers, supermarkets, cafés, restaurants, and bars, all within comfortable walking distance.

Residents are well served by an abundance of green spaces, with the Meadows, Holyrood Park, Blackford Hill, and the Hermitage of Braid offering superb opportunities for walking, jogging, and cycling. The Carlton Cricket Club is just a short stroll away, while the nearby Royal Commonwealth Pool provides a wide programme of activities for both children and adults.

The area is also ideally located for academic and educational needs, with several university buildings within easy walking distance and an excellent selection of both public and private schools nearby, including James Gillespie's, George Watson's, and George Heriot's.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 01383 660 570

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ZOE CARMICHAEL**  
Property Transaction Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.