

52/5 Strathearn Road

THE GRANGE, EDINBURGH, EH9 2AD



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



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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

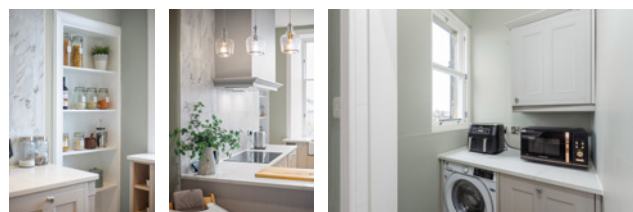


Accommodation is well-proportioned and thoughtfully arranged, comprising a bright and spacious living room with a large bay window that floods the room with natural light.

THE KITCHEN/DINER



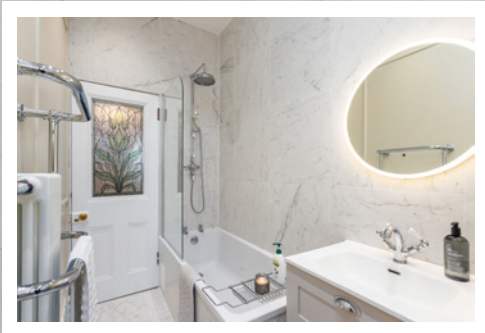
The impressive, separate dining kitchen offers views of Edinburgh Castle and has been finished to an extremely high standard, offering excellent space for both everyday living and entertaining. This is complemented by a separate utility room, providing added practicality and storage.





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.

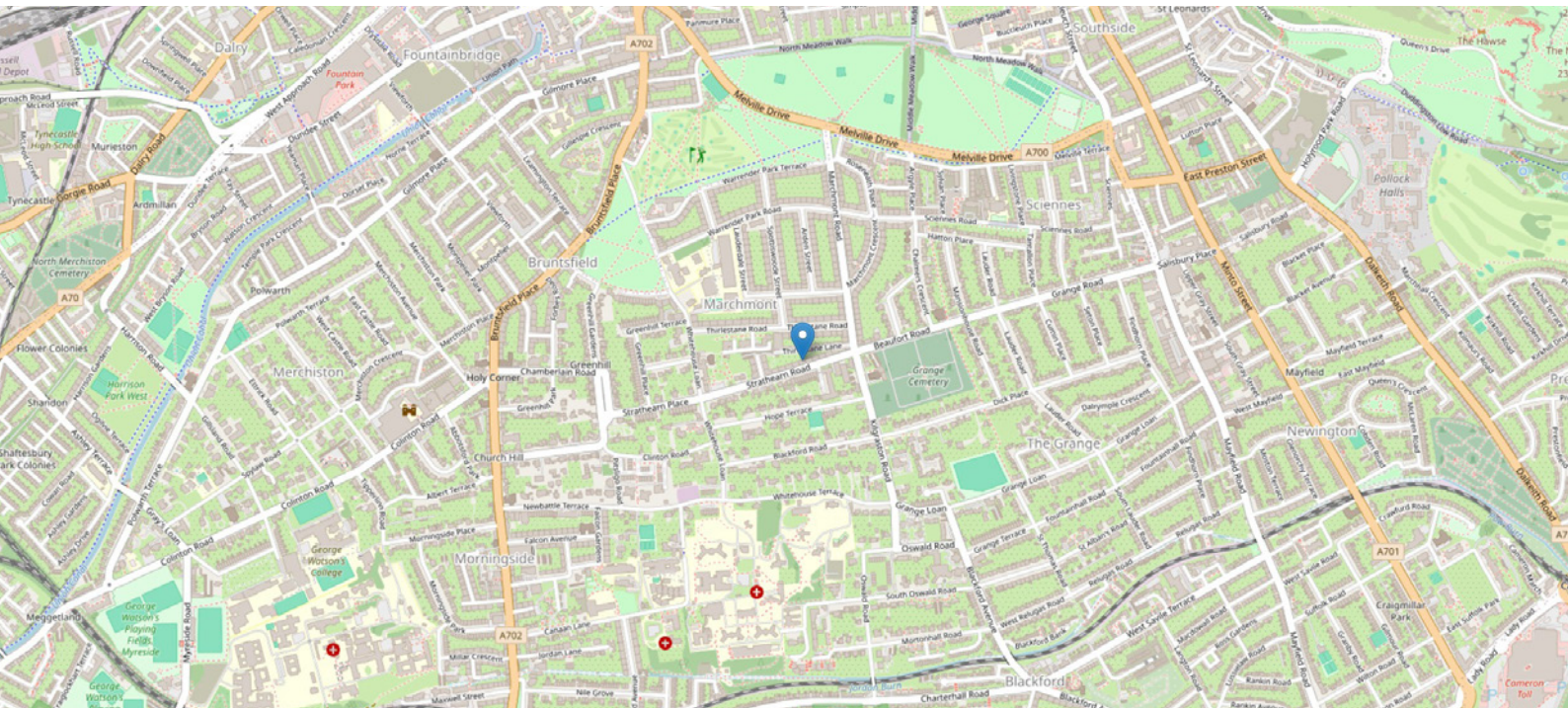
EXTERNALS



The floor plan shows a 3-bedroom apartment with the following layout:

- Living Room:** 6.54 x 4.20m (21'6" x 13'9"). Features a fireplace on the left wall and a bay window.
- Bedroom 3:** 3.10 x 2.69m (10'2" x 8'10"). Located adjacent to the living room.
- Bedroom 1:** 4.29 x 3.22m (14'1" x 10'7"). Located at the bottom left of the plan.
- Bedroom 2:** 4.82 x 3.07m (15'10" x 10'1"). Located on the right side of the plan.
- Kitchen / Dining Room:** 6.56 x 2.96m (21'6" x 9'9"). Includes a kitchen area with a stove and sink, and a dining area.
- Bathroom:** 3.92 x 1.50m (12'10" x 4'11"). Includes a bathtub, toilet, and sink.
- Entrance:** Features a curved wall and a small closet (C) near the living room.
- Storage:** Includes a closet (C) near the entrance, a closet (C) near the kitchen, and a closet (C) near the bedroom 2.

Gross internal floor area (m²): 110m² | 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.



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