



70 Relugas Road
GRANGE | EDINBURGH | EH9 2LZ


warners
solicitors & estate agents



70 Relugas Road

GRANGE | EDINBURGH | EH9 2LZ

Nestled in the heart of the prestigious Grange area of Edinburgh, moments from the Meadows and the Hermitage, excellent amenities and quick access to university buildings and the city centre is this spacious main door upper villa. Now in need of modernisation the property boasts a private garden, a separate garage and a large loft which could be extended into subject to the usual planning permissions and has the potential to make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming vestibule with staircase leading up, a wide entrance hallway, a bright bay windowed lounge with feature fireplace, an ample sized dining room with kitchen off, three well-proportioned bedrooms and the flat is completed by a bathroom. Externally the private rear garden is laid to lawn.

- Main door upper villa
- Now in need of modernisation
- Private garden and garage
- Welcoming vestibule and hallway
- Bright bay windowed lounge
- Dining room with kitchen off
- Three bedrooms
- Bathroom
- gas central heating and double glazing

Energy Rating C, Council Tax C

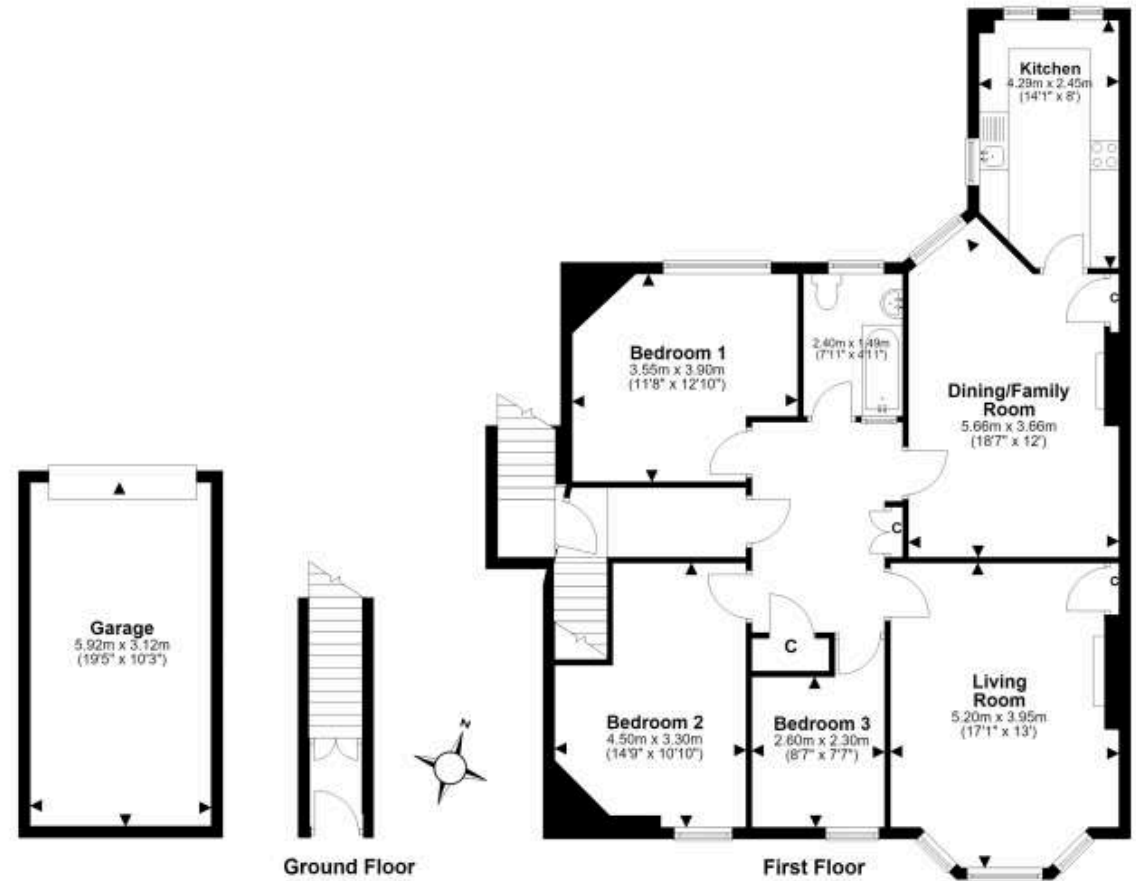
All fixtures, fittings and appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks over nearby Blackford Hill, Braid Hill and Arthur's Seat. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc