










## 104 St Albans Road

The Grange | Edinburgh | EH9 2PG

Situated within the highly desirable Grange district of Edinburgh, this three bedroom main door lower villa offers spacious, well proportioned accommodation along with private gardens to the front and rear. The property now requires cosmetic upgrading, presenting an excellent opportunity for a buyer to create a superb home in a sought after residential setting. It is conveniently located close to a range of local amenities and well regarded schooling, making it an ideal choice for families and professionals alike.

-  3 bedrooms
-  1 public room
-  1 shower room
-  Private front and rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band - F



## Description

From a private front entrance, the accommodation briefly comprises; large welcoming hallway with storage, generous lounge with a bay window and gas fire, fitted kitchen with a range of wall and base units, excellent storage and a door to the rear garden, three double bedrooms (one of which is currently set as a dining room), and a shower room with a crisp white suite and walk in cubicle. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, washing machine and fridge/freezer.

## Gardens and parking

A neat lawned front garden welcomes you to the property and to the rear is a garden with a patio area, offering an ideal place to relax, dine and entertain in the warmer months. There is on street/permit parking outside and on the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

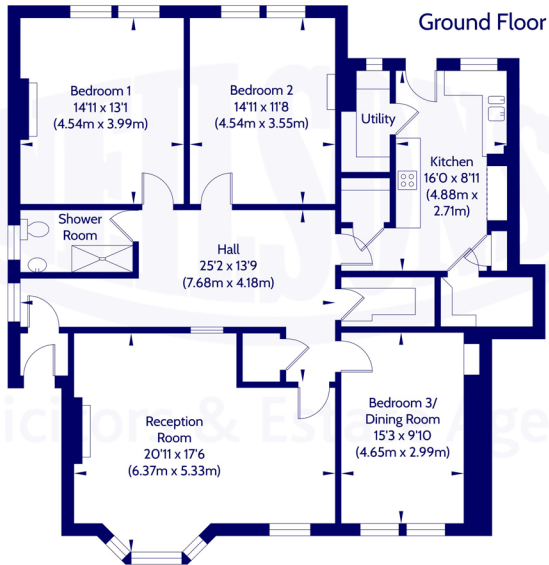
Consistently one of the capital's most desirable neighbourhoods, The Grange lies approximately two miles to the south of Edinburgh's city centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. The Royal Infirmary of Edinburgh is just a short drive away.

Recreational facilities in the vicinity include the Royal Commonwealth Pool, the Festival Theatre, the vast open greenery of the Meadows, the Dominion cinema as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. Schooling at all levels is well represented and many of Edinburgh's renowned private schools, such as Watsons and Heriots, are also within easy reach. The property is well positioned for access to Edinburgh University and the King's Buildings Campus. Regular bus services run to the city centre and the surrounding area, and there are good road links to the city bypass and the main Scottish motorway network





Approx. Gross Internal Floor Area 134 Sq M / 1438 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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