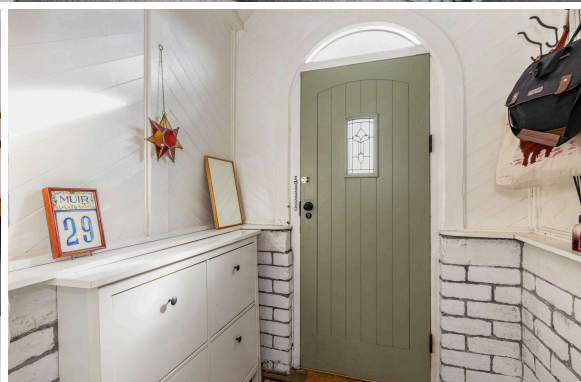




2 Melville Grange Cottage  
GILMERTON | EDINBURGH | EH18 1AT

  
warners  
solicitors & estate agents



## 2 Melville Grange Cottage

GILMERTON | EDINBURGH | EH18 1AT

Exceptionally charming traditional mid terraced cottage with lots of great features and generous sized, fully enclosed gardens front and rear, set in a lovely off-road position with far reaching countryside views.

This most appealing home, thought to date from around 1900, sits within fully enclosed private grounds offering lawn and patio areas for outdoor relaxation and leafy mature trees. With accommodation arranged over two floors, the house showcases exposed stonework, a wood burner with timber mantelshelf and a quaint stairway with stripped wood treads. Excellent storage in the kitchen is provided by on-trend sage green fitted units set against solid wood work surfaces. Similar units are fitted in the dining room, from where you can step out through the French doors into the garden. On the upper floor you'll find the two bedrooms, one with built-in storage, and the bathroom. Early viewing is recommended to appreciate this superb home.

- Living room with wood burning stove
- Stylish fitted kitchen
- Handy utility area
- Dining room with exposed stone wall and French doors
- Principal bedroom /built-in storage
- Bedroom 2
- Bath/shower-room
- Entrance vestibule
- Double glazing/triple glazed Velux windows
- Electric central heating
- Private gardens front and rear
- Double parking space
- Semi-rural location
- Easy access to amenities and transport links

Extras included in the sale are all blinds and the dishwasher. The tumble dryer and 2 wardrobes in the lounge are available by separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Council Tax Band C. Energy rating F.

The property is located just to the south of the Gilmerton area. There is a good range of shopping outlets in Gilmerton, mainly small specialist shops serving the local community. Dobbie's Garden Centre with its cafe is located a very short journey from the property and eateries are to be found in nearby Lasswade. Further shops and amenities are available at Straiton Retail Park and in Dalkeith. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible, with the nearest railway stations located at Shawfair and Eskbank. The property is also ideally positioned for those connected to the Royal Infirmary.



