

**26 Dalrymple Crescent
Edinburgh EH9 2NX**

Offers Over £675,000

- Charming three bed upper Villa
- Dining Hall
- South facing lounge
- Kitchen with pantry cupboard & separate utility
- Three double bedrooms
- Bathroom with 3 piece suite - mains shower over bath
- WC
- Private rear garden & off street parking & garage/ workshop

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



3



1



EPC C



Charming 3 bed Upper Flat

26 Dalrymple Crescent is a charming three bedroom upper villa, ideally located within the highly sought-after Grange area of the city. Set on a peaceful, leafy street, the property enjoys a tranquil setting while remaining conveniently close to a wide range of local amenities with the vibrant areas of Marchmont, Bruntsfield, Newington, Morningside and the city centre all within easy reach. Offering spacious accommodation and an abundance of character, this home presents a fantastic opportunity to acquire a spacious and appealing property in a prime location.

Accessed via a private stone entrance with an elegant stained-glass door, the property opens into an entrance vestibule leading through to a spacious and bright dining hall. The south-facing living room is filled with natural light and features a gas fireplace, creating a welcoming space for relaxing or entertaining. The modern kitchen is fitted with a range of floor and wall-mounted units, a pantry cupboard, an electric hob and oven, while a separate utility room provides additional storage and everyday convenience.

The property offers three well-proportioned double bedrooms, providing comfortable and practical living space. These are served by a bathroom fitted with a three-piece suite and a mains-fed shower over the bath. The spacious, floored attic offers versatile additional space, complemented by useful eaves storage.

Further benefits include gas central heating throughout and a delightful private south-facing garden, beautifully established and offering a peaceful and private setting. Thoughtfully planted with a variety of mature trees and shrubs, the garden features established apple and pear trees, creating a charming and productive outdoor space. A well positioned summerhouse provides an inviting spot to relax or entertain, while a versatile garage/workshop and outdoor store add further practicality. The outdoor space is perfectly complemented by readily available off street and on-street permit parking.

The Grange is one of Edinburgh's most exclusive and highly regarded residential areas, renowned for its elegant Victorian architecture, tree-lined streets, and generous properties set within mature gardens. The area is particularly popular with families, benefitting from access to highly regarded schooling including Sciennes Primary School and James Gillespie's High School, as well as leading independent schools such as George Watson's College and George Heriot's School, all within easy reach.

A wealth of local amenities are available nearby, with an excellent selection of cafés, restaurants, independent retailers, and supermarkets in surrounding districts. The Meadows, Bruntsfield Links, and Blackford Hill provide extensive green space and recreational opportunities. For leisure activities the Carlton Cricket Club is a short walk and the nearby Commonwealth Pool offer a wide range of activities. For cyclists, the property is well placed for access to Edinburgh's cycle network, including the traffic-free Union Canal Towpath and Water of Leith Path, with links via the Edinburgh QuietRoutes Network. Longer-distance routes such as National Cycle Network Route 1 and National Cycle Network Route 76 are also easily accessible.

The Grange is exceptionally well connected, with frequent bus services providing swift access to the city centre, Waverley Station, and Haymarket, while also offering convenient links to surrounding areas and major arterial routes.

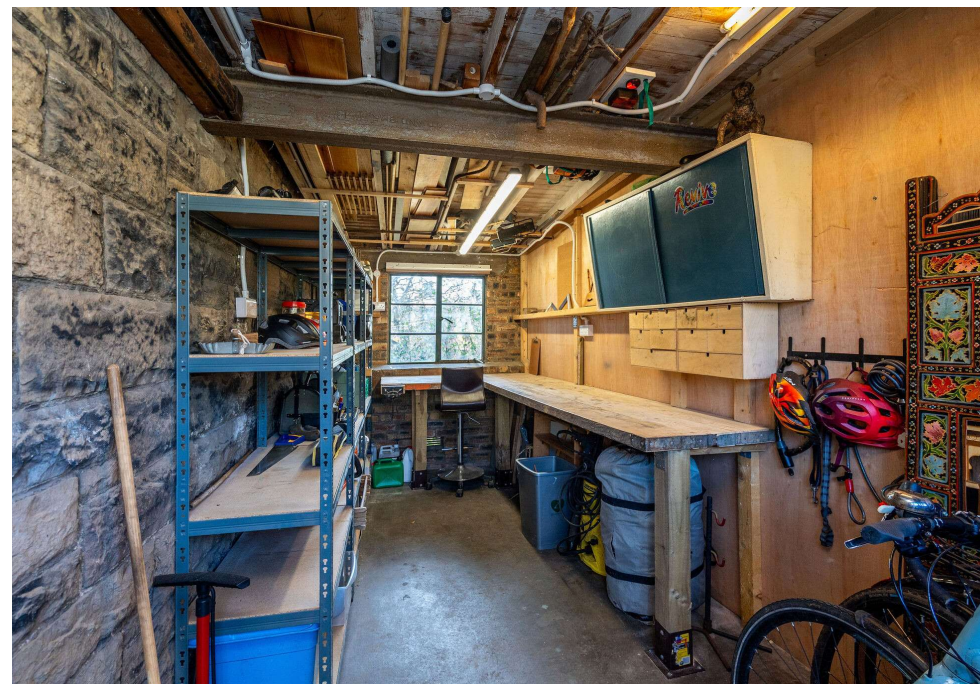
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26 DALRYMPLE CRESCENT, EDINBURGH, EH9 2NX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1773 SQ FT / 165 SQ M
 GARAGE 135 SQ FT / 13 SQ M
 SUMMER HOUSE 65 SQ FT / 6 SQ M, STORAGE 12 SQ FT / 1 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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