



12 (1F1) Grange Loan  
GRANGE | EDINBURGH | EH9 2NR

  
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solicitors & estate agents



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An exciting opportunity has arisen to acquire this well-presented one bedroom, first floor apartment forming part of a traditional tenement block in the popular Grange district of Edinburgh, south of the city centre.

This beautiful apartment has been tastefully decorated throughout and will hold immense appeal to first-time buyers in addition to holding investment potential. The spacious living room boasts wood flooring, creating a great space for relaxing or entertaining guests, and the separate kitchen boasts a good amount of integral cupboard storage. The bedroom is a well sized double, and a shower room completes the internal accommodation.

Nearby amenities include a range of bars, eateries and retail outlets, and the apartment is located within reach of both the Meadows and Holyrood Park in addition to benefiting from easy access to excellent public transport links. Early viewing is highly recommended to appreciate everything that this property has to offer.

- One bedroom apartment.
- Sought after location.
- Spacious living room.
- Kitchen.
- Double bedroom.
- Shower room.
- Communal rear garden.
- Excellent nearby amenities.
- Easy access to public transport.

Council Tax B. Energy Rating C.

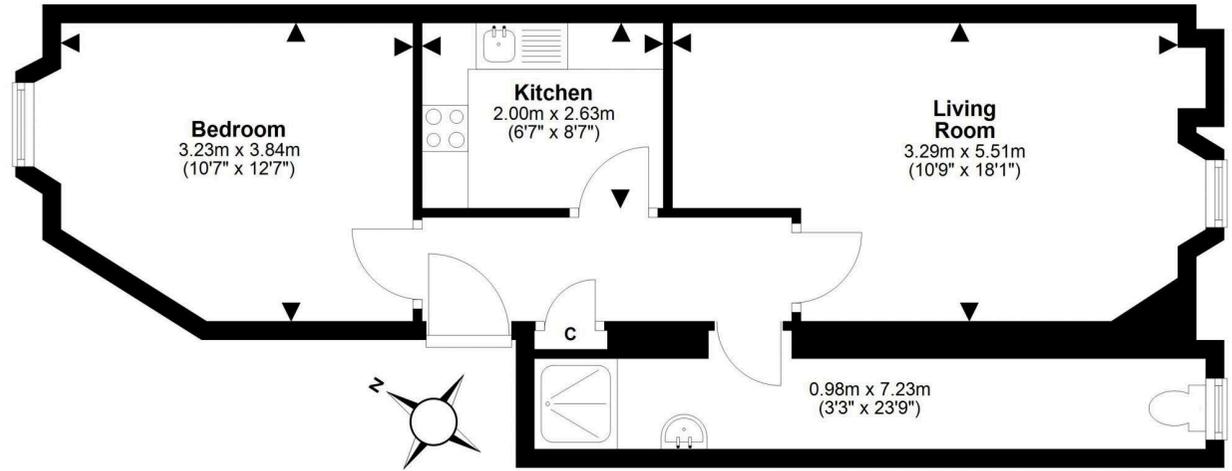
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains and blinds will be included in the sale.

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 Brunstfield 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.