



20 RELUGAS ROAD

The Grange, Edinburgh, EH9 2ND



1

Public Room



3

Bedrooms



1

Bathroom



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Welcome to a three-bedroom main-door lower villa that offers spacious interiors finished with an attractive blank canvas throughout. This beautiful southeast-facing home further benefits from a sizeable breakfasting kitchen with an on-trend design, as well as a bright three-piece bathroom. With the three bedrooms, it also offers excellent versatility, appealing to a wide variety of buyers, including first-time purchasers, families, downsizers, and professionals, as well as rental investors seeking a turn-key opportunity. Private gardens to the front and rear add to its desirability, with the enclosed rear garden providing a generous footprint laid with a lawn, paving, and a timber deck for relaxing in the sun.

Located in Edinburgh's highly sought-after Grange area, the property has a prestigious setting with fantastic amenities close by. Cameron Toll Shopping Centre is within brisk walking distance (or a brief drive away) and there is a wide choice of nearby supermarkets to choose from as well. A varied choice of restaurants, bars, and cafes can be enjoyed too. The property is also roughly a five minutes' drive from Edinburgh's best loved green spaces, including the iconic Arthur's Seat, The Meadows, and the Hermitage of Braid and Blackford Hill Nature Reserve. It falls within the catchment for well-regarded schooling and is close to regular bus links. Furthermore, the heart of the city centre can be reached in approximately 10 minutes by car.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A beautiful and spacious lower villa
- In the prestigious Grange area
- Neutral decoration throughout
- Private main-door entrance
- Welcoming vestibule and hall
- Bright and airy living/dining room
- Well-appointed breakfasting kitchen
- Two spacious double bedrooms
- Versatile third bedroom/study
- 3pc bathroom with overhead shower
- Private gardens to the front and rear
- Set within a priority parking area (B1)





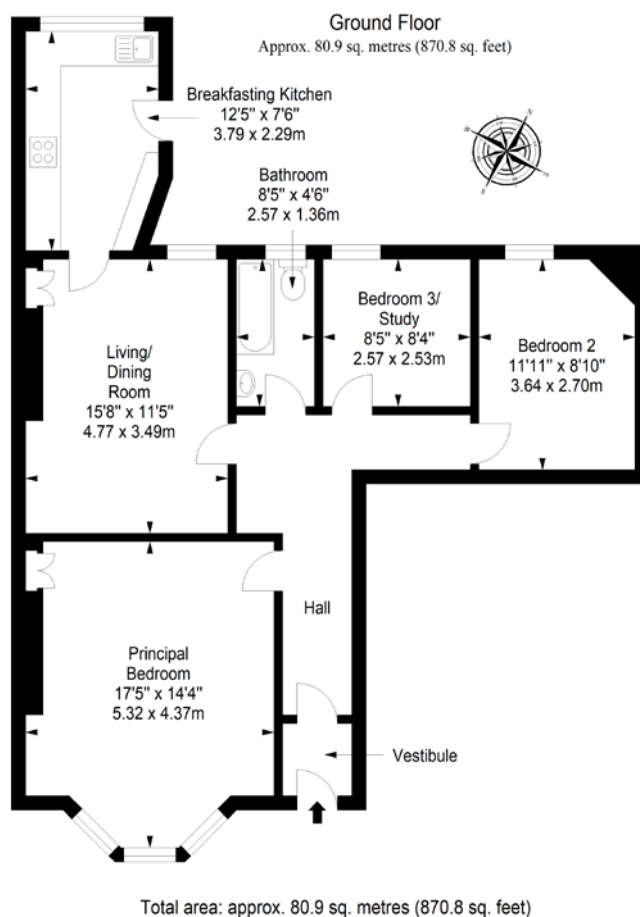


Extras: integrated kitchen appliances (oven, gas hob, extractor hood, and fridge/freezer) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



THE GRANGE, EDINBURGH

Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of The Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets. Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.



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