



127a Grange Loan
The Grange, Edinburgh, EH9 2HB

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception area.
- Sunroom with French doors to private patio leading to rear garden.
- Reception hall with excellent storage.
- Cloakroom/WC.
- Spacious bay windowed living room with feature fireplace.
- Dining kitchen with appliances & door to further patio area leading to rear garden.
- Three good size double bedrooms.
- Study/home office.
- Family bathroom with shower.
- Gas central heating.
- Original features.
- Double driveway to front.
- Extensive, enclosed south facing garden at rear.
- Two patio areas to rear.
- Permit & metered parking in surrounding streets.

GENERAL DESCRIPTION

A fabulous, rarely available garden flat part of a converted detached villa in the prestigious Grange district of the city, a short journey to the south of Edinburgh City Centre and close to a wide range of local amenities. The property would be suitable for a professional couple or family and offers flexible living accommodation and boasts extensive south facing garden at the rear and off road parking for two cars.





LOCATION

Lying a short distance south of the City Centre the prestigious Grange district of the City is characterised by wide leafy streets with many attractive stone-built properties of great charm and character and high quality contemporary modern developments. The area is well served by an excellent range of local amenities including shops, restaurants and recreational facilities. The property itself is close to Edinburgh University's King's Buildings campus and within the catchment area of James Gillespie's primary and secondary schools. Marchmont, Bransfield and Morningside offer extensive local shopping with a wide variety of shops and essential services such as a Post Office, Medical Practices and Dentists. In addition, the shopping centre at Cameron Toll is easily accessible. Recreational activities including golf courses and the outdoor spaces of Blackford Hill and Hermitage of Braid are within walking distance. There is good public transport to the city centre, and the City Bypass linking with major road networks is within easy reach.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, DISHWASHER AND FRIDGE. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2 MILE TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 12 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

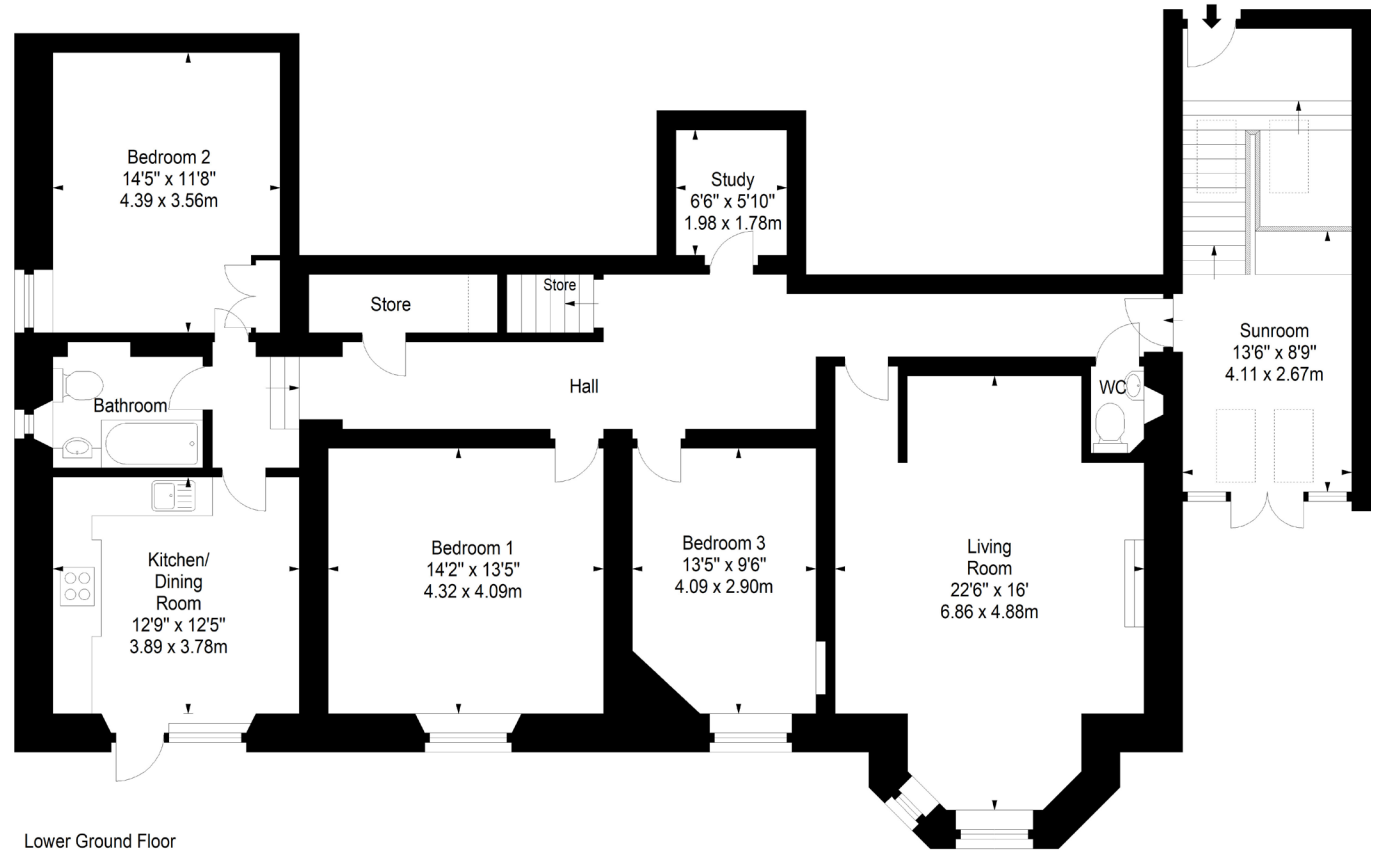
**Grange Loan,
Edinburgh,
Midlothian, EH9 2HB**



Approx. Gross Internal Area
1724 Sq Ft - 160.16 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.