


COULTERS[©]

2 RELUGAS GARDENS

GRANGE, EDINBURGH, EH9 2PU

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated less than two miles from the heart of Edinburgh, 2 Relugas Gardens is situated within a quiet cul-de-sac in the desirable conservation area of the Grange.

The property offer a stylish and charming suburban abode for city professionals and families.

KEY FEATURES



Stylish semi-detached house.



Three double bedrooms one with an en-suite.



Private front and rear gardens.



Single driveway.



Sought after Grange Conservation Area.



Morningside and Marchmont shops and restaurants close by.



The ground floor of this semi-detached house comprises; a bright and welcoming hallway with under stair storage; open plan kitchen/dining with a range of wall and floor mounted cupboards, integrated appliances and double French doors leading to the private rear garden. The cupboard under the stairs has a building warrant and plumbing for a toilet.

Double glass doors from the dining space lead to the spacious and stylish living room.





MORE INFORMATION

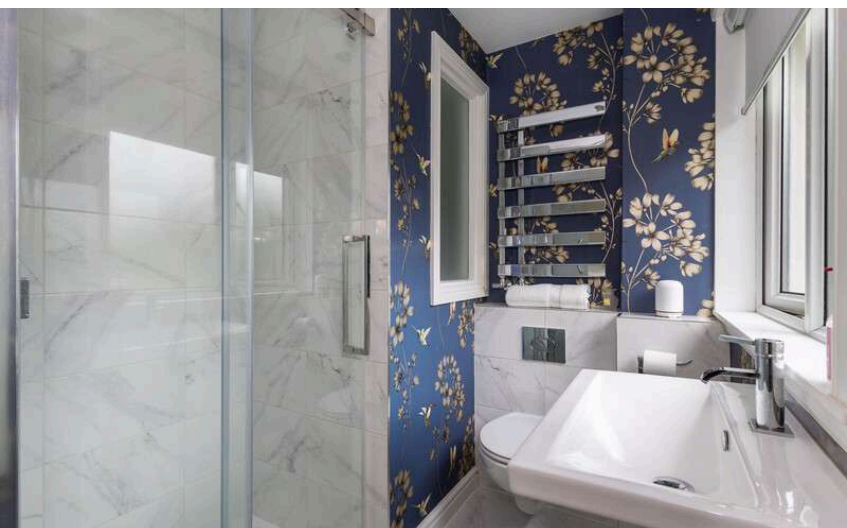
The first floor hosts 3 generous double bedrooms with the principle bedroom benefitting from a modern ensuite shower room with walk in shower and chrome towel rail. The stylish bathroom with over head shower and underfloor heating completes the accommodation.

Externally, to the rear of the property is a beautiful south-west garden with a decking area and synthetic lawn which is surrounded by a range of shrubs. To the front is a front lawn garden and private driveway.

The house further benefits from double glazing, gas central heating and attic storage.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







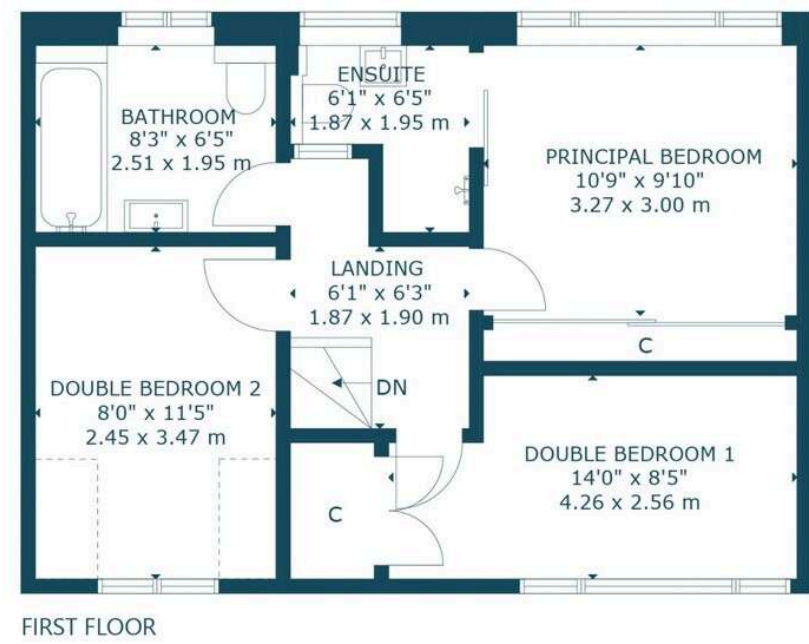
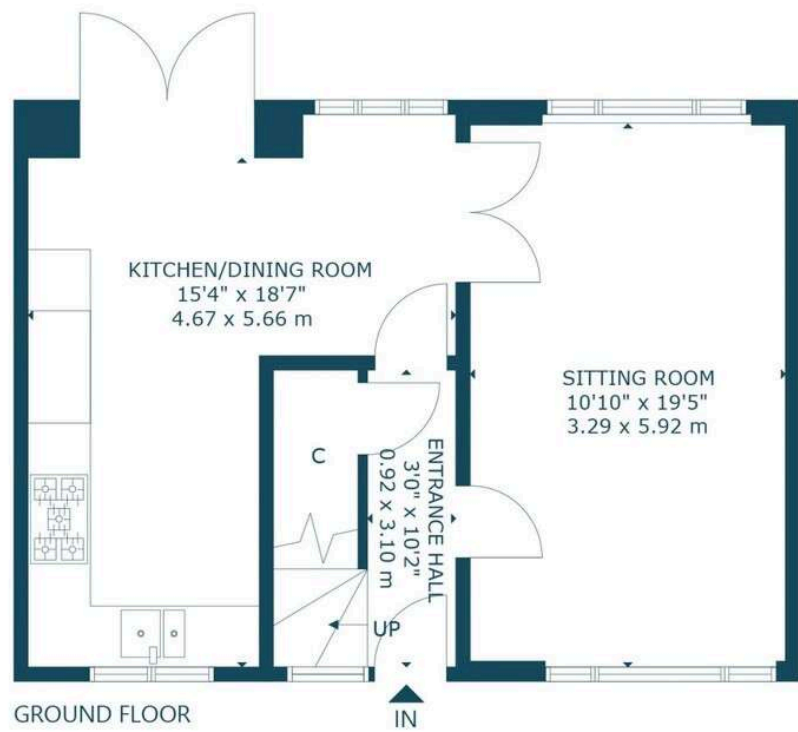
THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities.

The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby. Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafés can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi.

Local schooling includes Sciennes Primary and James Gillespie's High School, with private options such as George Watson's College and Merchiston Castle. Regular bus services takes you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.






2 RELUGAS GARDENS, GRANGE, EDINBURGH, EH9 2PU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,013 SQ FT / 94 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.