

COMPTONS[©]

1 GLENISLA GARDENS

GRANGE, EDINBURGH, EH9 2HR

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This wonderful family home forms part of an attractive terrace of colourful, painted B-Listed properties. Peacefully tucked away off Mortonhall Road in Edinburgh's prestigious Grange Conservation Area, Glenisla Gardens is a tree lined cul-de-sac with unique charm. Dating back to circa 1899, the property itself has a desirable end terrace position with accommodation spanning three floors.




Retaining many fine period features and a pleasant open outlook, on the ground and first floor, this handsome property comprises: living room with bay window, working fire and original fireplace surround/mantelpiece, dining room also with working fire, breakfasting kitchen with bespoke shaker style units and AGA, well-proportioned principal bedroom, two further double bedrooms and a family bathroom with underfloor heating. The lower ground level is home to a versatile fourth double bedroom, shower room and utility area with direct garden access. The space may also be suitable as a self-contained annex.

KEY FEATURES

 Three-storey end terrace family home

 Flexible layout with four bedrooms

 Private, fully enclosed gardens to the rear

 Unrestricted on street parking

 Prestigious Grange Conservation Area

 Morningside shops and restaurants close by





The property is fitted with gas central heating and a mix of single glazed and double glazed timber sash and casement windows.

The landscaped garden, which is fully enclosed, has a sunny south-easterly aspect and features a lawn, deck, enclosed borders, pear and plum trees and garden shed. Unrestricted on street parking is available.

EXTRAS

All curtains, light fittings, fitted flooring, AGA and dishwasher are included in the sale price.



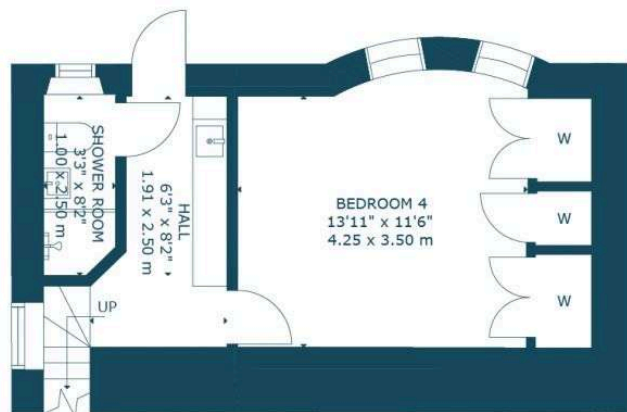


THE LOCAL AREA

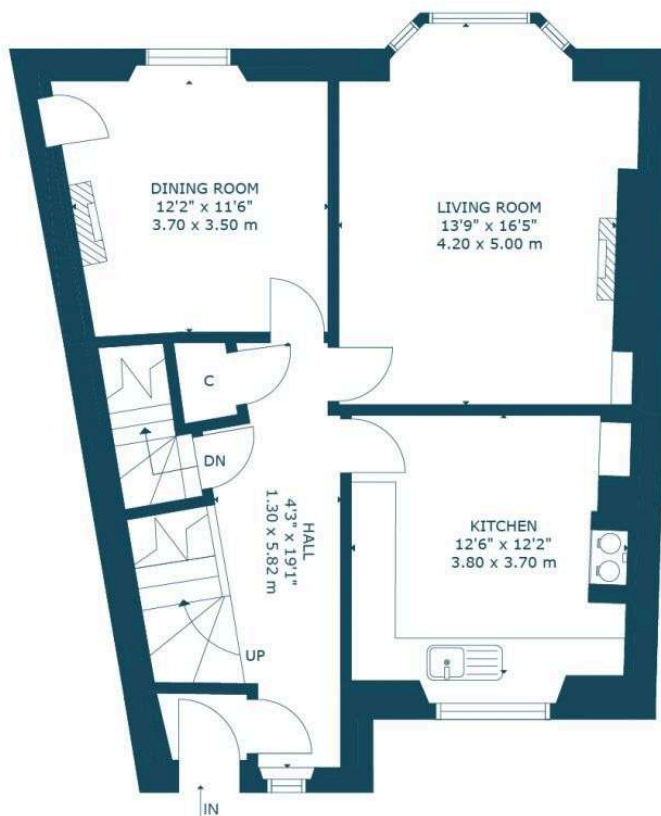
The Grange is a highly desirable, peaceful neighbourhood located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and 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 the well regarded James Gillespie's Primary and High School, with private options such as George Watson's College and Merchiston Castle within easy reach. Edinburgh University's Kings Building is conveniently located within walking distance. Regular bus services takes you into the City Centre, and the City Bypass and Edinburgh Airport are both easily accessible.

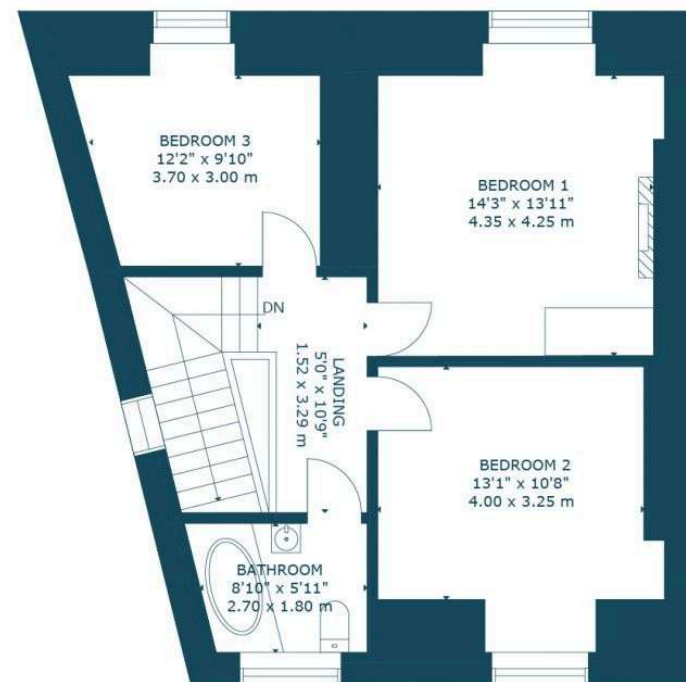




BASEMENT



GROUND FLOOR



FIRST FLOOR

1 GLENISLA GARDENS, GRANGE, EDINBURGH, EH9 2HR

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,773 SQ FT / 165 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.