



146/8 Whitehouse Loan
Grange, Edinburgh, EH9 2AN

CALL US ON 0131 447 4747

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

- Shared secure entry-phone system.
- Stairs and lift access to all levels.
- Spacious hallway with large under-stair cupboard and downstairs WC.
- Generous corner living room, with an abundance of natural light, ample space for dining table and chairs and views overlooking the well-maintained communal grounds.
- A fitted kitchen with floor and wall-mounted units. Appliances include a four-ring gas hob with extractor hood and light, oven, grill, fridge, washing machine and dishwasher.
- Carpeted stair rising to upper landing.
- Large double bedroom with fitted wardrobes, overlooking the communal green area.
- Further double bedroom with storage.
- Bathroom with three-piece suite, comprising of shower cubicle, WC and wash-hand basin. Also features wall-mounted heated towel rail and floor and wall-mounted storage units.
- Double Glazing.
- Gas Central Heating.
- Allocated parking space.
- Well maintained communal grounds.



GENERAL DESCRIPTION

A bright and generously proportioned two-bedroom duplex flat in an exclusive development in the prestigious Grange district of the city, perfectly positioned for access into Edinburgh City Centre and close to plenty of local amenities. The property is in need of some modernisation but offers wonderful potential to a wide range of buyers.

FACTORING NOTE

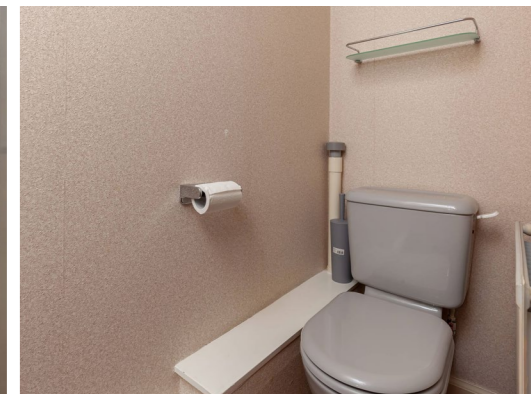
The development is factored by Trinity Factors and the monthly factoring fee is approximately £137 per month. This includes Buildings Insurance.

COUNCIL TAX BAND - F.
TRAIN STATION - APPROXIMATELY 1.9 MILES TO WAVERLEY TRAIN STATION.
AIRPORT - APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 300 METRES.

LOCATION

The Grange is often regarded as one of Edinburgh's most desirable and coveted residential districts. It's leafy surroundings lie approximately one mile South of the City Centre with Newington to its East, Morningside and Bruntsfield to its West. All offer an excellent variety of independent retailers as well as Waitrose, Tesco, Marks & Spencer, numerous bars, coffee shops and restaurants. The Grange is centrally placed for the main university buildings at George Square and King's Buildings, and well placed for the Cameron Toll shopping centre and the Royal Hospital for Sick Children. A wide variety of recreational amenities are nearby including theatres, cinema, libraries, The Royal Commonwealth Pool, Warrender Swimming Baths, Carlton Cricket Club and numerous Golf Courses. There is also good access out of the town to the City Bypass and on to the Edinburgh International Airport and motorway network of central Scotland. Excellent schooling in both the private and public sectors are catered for.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS AND CURTAINS, KITCHEN APPLIANCES TO INCLUDE THE HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE, FRIDGE, AND DISHWASHER.



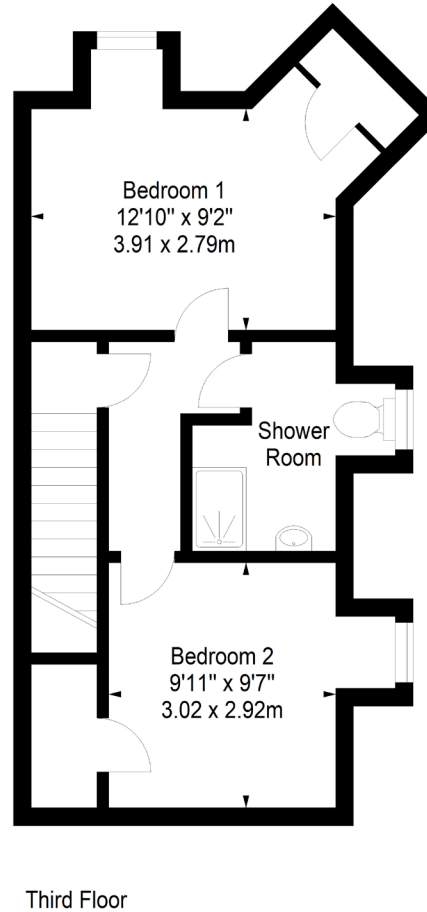
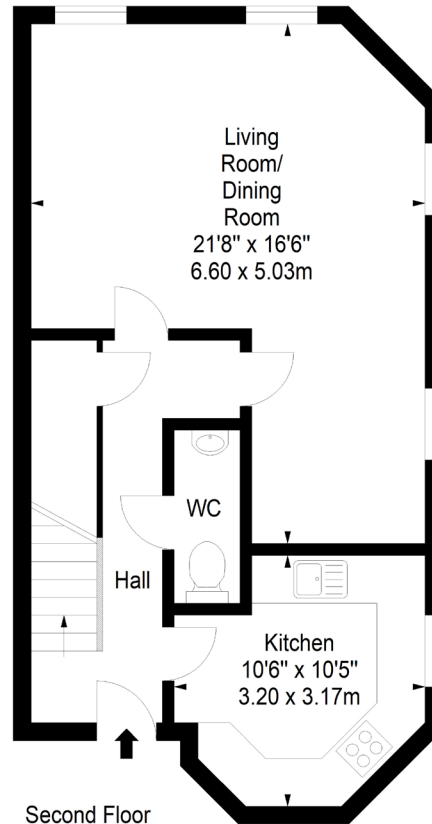
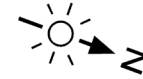
**Whitehouse Loan,
Edinburgh,
Midlothian, EH9 2AN**



Approx. Gross Internal Area
916 Sq Ft - 85.10 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

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.