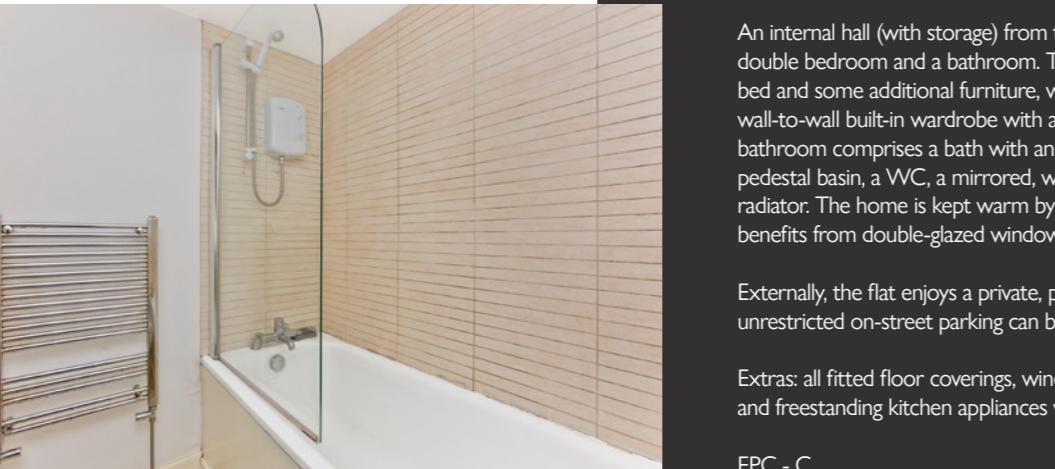
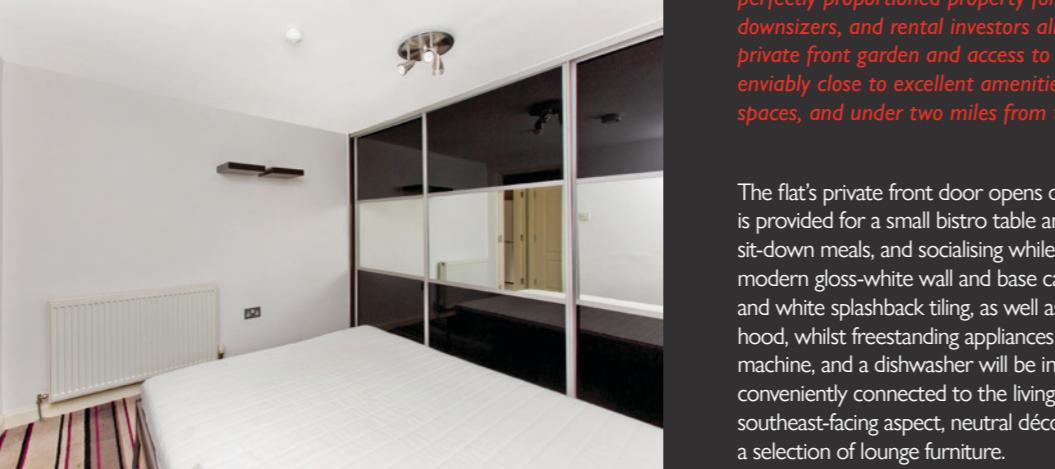
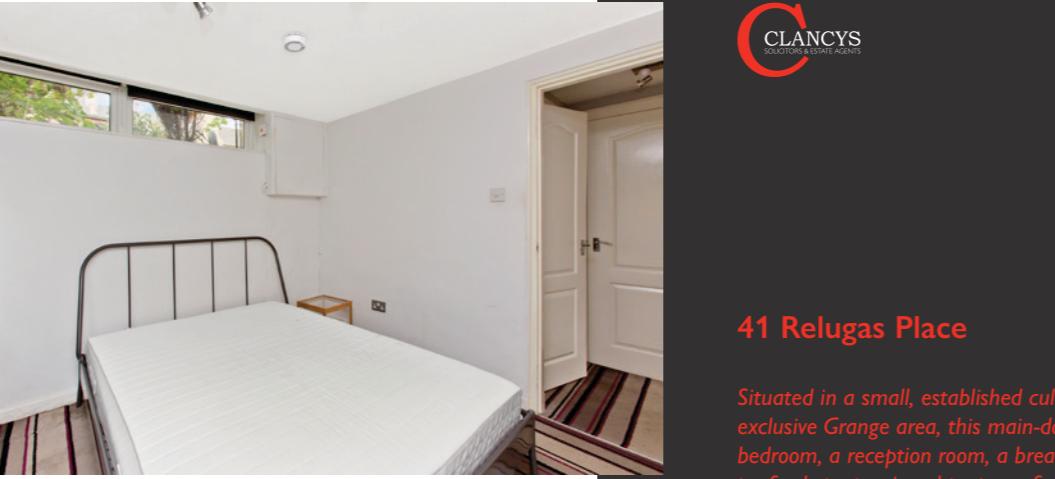




**41** RELUGAS PLACE  
THE GRANGE, EDINBURGH, EH9 2PY

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## 41 Relugas Place

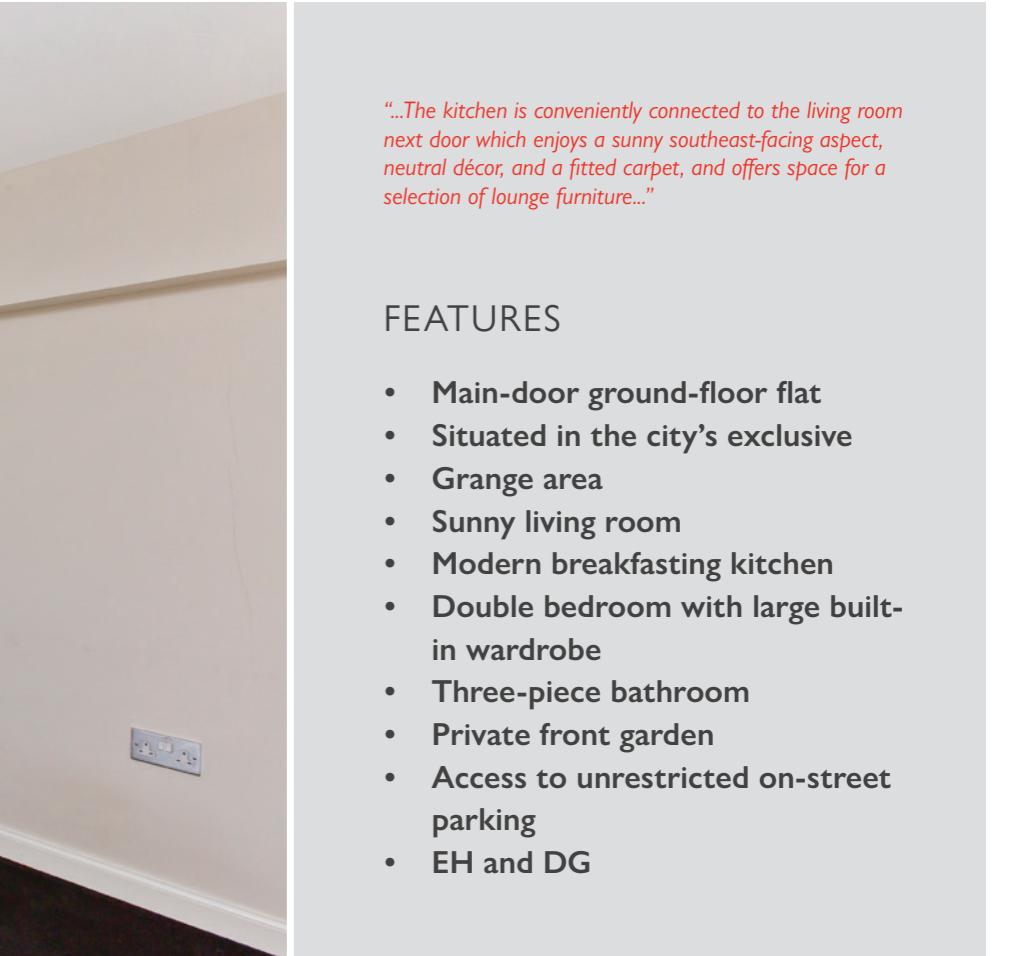
*Situated in a small, established cul-de-sac development in the city's exclusive Grange area, this main-door ground-floor flat enjoys a double bedroom, a reception room, a breakfasting kitchen, and a bathroom – a perfectly proportioned property for first-time buyers, couples, professionals, downsizers, and rental investors alike. The flat further benefits from a private front garden and access to unrestricted on-street parking, and lies enviably close to excellent amenities, transport links, and scenic green spaces, and under two miles from the heart of the capital.*

The flat's private front door opens directly into the kitchen, where space is provided for a small bistro table and chairs – ideal for morning coffee, sit-down meals, and socialising while cooking. The kitchen is appointed with modern gloss-white wall and base cabinets framed by spacious worktops and white splashback tiling, as well as an integrated oven, hob, and extractor hood, whilst freestanding appliances comprising a fridge/freezer, a washing machine, and a dishwasher will be included in the sale. The kitchen is conveniently connected to the living room next door which enjoys a sunny southeast-facing aspect, neutral décor, and a fitted carpet, and offers space for a selection of lounge furniture.

An internal hall (with storage) from the living room affords access to the flat's double bedroom and a bathroom. The sleeping area offers space for a double bed and some additional furniture, with floorspace maximised by a large wall-to-wall built-in wardrobe with a partially mirrored frontage. Finally, the bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, a mirrored, wall-mounted vanity cabinet, and a towel radiator. The home is kept warm by an electric central heating system and benefits from double-glazed windows throughout.

Externally, the flat enjoys a private, predominantly lawned front garden, and unrestricted on-street parking can be found on Relugas Place.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated and freestanding kitchen appliances will be included in the sale.



## FEATURES

- Main-door ground-floor flat
- Situated in the city's exclusive Grange area
- Sunny living room
- Modern breakfasting kitchen
- Double bedroom with large built-in wardrobe
- Three-piece bathroom
- Private front garden
- Access to unrestricted on-street parking
- EH and DG

*...The kitchen is conveniently connected to the living room next door which enjoys a sunny southeast-facing aspect, neutral décor, and a fitted carpet, and offers space for a selection of lounge furniture...*



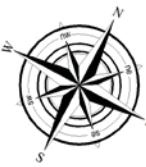
## The Grange, Edinburgh

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.

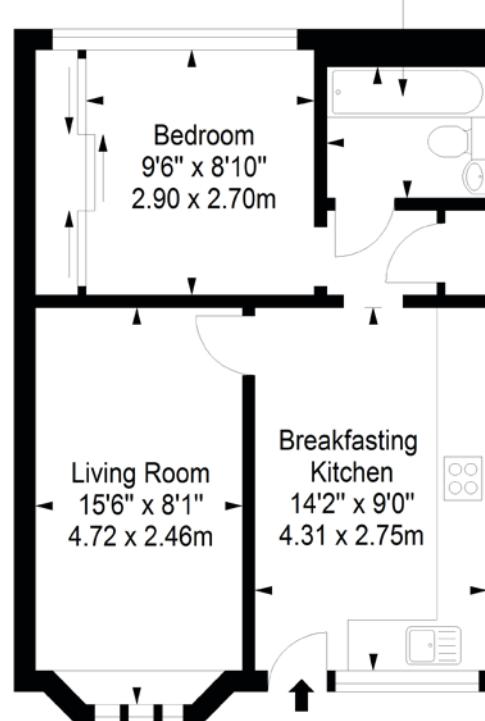
The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and 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.

### Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Bathroom  
6'2" x 5'1"  
1.88 x 1.54m



Total area: approx. 39.6 sq. metres (426.3 sq. feet)

## Viewing

Please contact Clancys on 0131 337 7771 or email [info@clancys-solicitors.co.uk](mailto:info@clancys-solicitors.co.uk) for viewing arrangements.

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

