

26 GRANGE ROAD

The Grange, Edinburgh, EH9 1UL



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

26 Grange Road

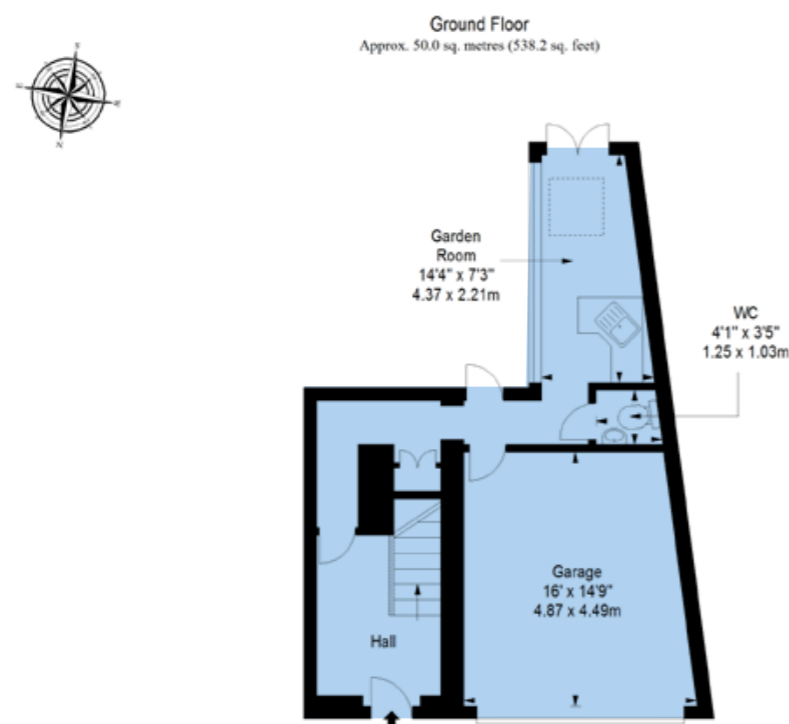
LOCATION

Edinburgh, EH9 1UL

APPROXIMATE TOTAL AREA:

203 sq. metres (2184 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.

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The villa boasts its own private rear garden, south-facing and featuring a lawn, gravelled and paved areas
- 26 Area**
Characterised by grand Victorian architecture and tranquil, leafy streets





Welcome to 26 GRANGE ROAD

Main-door upper villa in the exclusive Grange area of the city, within the Grange conservation area, forming part of a handsome Victorian building with two reception rooms, a breakfasting kitchen, four bedrooms, a shower room, a bathroom, and a WC, plus a private garden, an integral garage, and a private driveway.

GENERAL FEATURES

Main-door upper villa in The Grange
Occupying the first floor of a handsome Victorian building
Within the Grange conservation area
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Private ground-floor entrance
Hall with WC, leading to garden room
Living room with fireplace
Formal dining room
Breakfasting kitchen
Three double bedrooms
One single bedroom
Modern bathroom and separate shower room

EXTERIOR FEATURES

South-facing, good-sized private garden
Integral garage and private driveway



PRIVATE ENTRANCE & HALLWAYS

Welcoming you into 26 Grange Road



The villa's private ground-floor front door opens into a hallway, leading through to a WC and a garden room with space for lounge furniture, a WC, and direct garden access. The entrance hall also features a staircase affording access to a first-floor hall, where the rest of the accommodation is accessed.



LIVING ROOM

Elegant reception room enjoying classic proportions

Conveying a wonderfully light and airy atmosphere, the living room offers a spacious footprint which allows for various configurations of lounge furniture layouts. The room enjoys a backdrop of neutral décor, oak flooring, elegant cornicing, and a ceiling rose, as well as a homely fireplace.





QUALITY MODERN KITCHEN

Fitted with a wide range of attractive cream-coloured wall and base cabinets



The kitchen is conveniently connected to the dining room and is fitted with a wide range of attractive cream-coloured wall and base cabinets, spacious worktops, and Miele integrated appliances. A breakfast bar creates an ideal setting for morning coffee, casual dining, and socialising while cooking. A useful utility area supplements the kitchen.



DINING ROOM

Formal space for entertaining

The dining room offers an ideal setting for seated family meals and gatherings with guests – perfect for those who love to entertain and host dinner parties. The room enjoys the same neutral décor and features as the living room, including cornicing, and also boasts a large bespoke oak bookcase with shelves and storage.





BEDROOMS

Tranquil sleeping areas with versatility for use

The villa accommodates four bedrooms – three doubles and one single. Two of the double bedrooms are south-facing and incorporate excellent fitted storage, whilst the smallest double is currently being utilised as a home office – perfect for those who require a quiet space to work or study from home.





The double bedrooms are south-facing and incorporate excellent fitted storage





WASHROOMS

A modern bathroom and a shower room

A bathroom and a shower room complete the accommodation on offer, with the modern bathroom comprising a bath with an overhead shower and a glazed screen, and a WC-suite set into storage. The shower room includes a corner shower enclosure, a pedestal basin, and a WC.





"A garden room with space for lounge furniture and direct garden access"



GARDENS & PARKING

Private outdoor space and parking

The villa boasts its own private rear walled garden, south-facing and featuring a lawn, gravelled and paved areas, a pond, and a wealth of leafy trees, stocked flower beds and shrubs, as well as a shed. Excellent off-street parking is provided by an integral garage and a private driveway.

Extras: Integrated Miele appliances comprising a double oven/combination microwave, an induction hob, extractor hood, and a dishwasher will be included in the sale, alongside a freestanding fridge/freezer and washing machine. Please note, no warranties or guarantees shall be provided for the appliances.

THE GRANGE

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 Marchmont, 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. Marchmont also offers excellent amenities and a number of popular eateries. 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.





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