







COULTERS<sup>©</sup>

WELCOME TO:

# GRANGE LOAN

198/3 Grange Loan, Grange, Edinburgh, EH9 2DZ

     
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## GRANGE LOAN AT A GLANCE:



Desirable Grange location



Traditional apartment



Attractive period features



Close to cosmopolitan Morningside



The Meadows nearby



Universities within walking distance

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Forming the second floor of a Category C-listed sandstone villa, this is a classically proportioned, and light-filled apartment in the highly desirable Grange. With high ceilings and retaining fine period details, this is a charming and spacious property. Situated in a leafy street and close to The Meadows, Morningside, and The University of Edinburgh King's Buildings it presents a wonderful opportunity for a desirable home or investment.

- Light and airy south-facing living room with a box bay window that offers stunning views of the Blackford Hill observatory and boasting an elegant interior of high ceilings, sash and case windows, wooden flooring, four-panel doors, and a living flame gas fire.
- Bright kitchen adjoining the living room and housing cream wall and floor units, a Belfast sink, wooden worktops, pendant lighting, and integrated appliances including a gas hob, oven, and an angled wall extractor hood.
- Spacious principal double bedroom with a delightful leafy rear aspect, wooden flooring, and a built-in wardrobe and cupboard.
- Second generous double bedroom positioned peacefully to the rear and featuring wooden flooring, a high ceiling and plentiful natural light.
- Contemporary bathroom, with a deep Japanese style bath and a SMART self-cleaning WC, and washbasin built into vanity.
- Separate rainfall shower room with a towel radiator.
- Gas central heating throughout and double glazed to the rear.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

The Grange Conservation Area is a residential neighbourhood located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid, and The Meadows, the property enjoys access to fabulous recreational activities. Renowned golf courses in picturesque settings including those at Prestonfield and the Braid Hills Golf Clubs are a short drive, as is The Royal Commonwealth Pool with gym and fitness classes.

Bustling bars, restaurants, and cafès such as The Canny Manns, sit alongside the popular Dominion Cinema and Church Hill Theatre in fashionable Morningside. Vibrant Bruntsfield with its wonderful array of amenities including Montpeliers

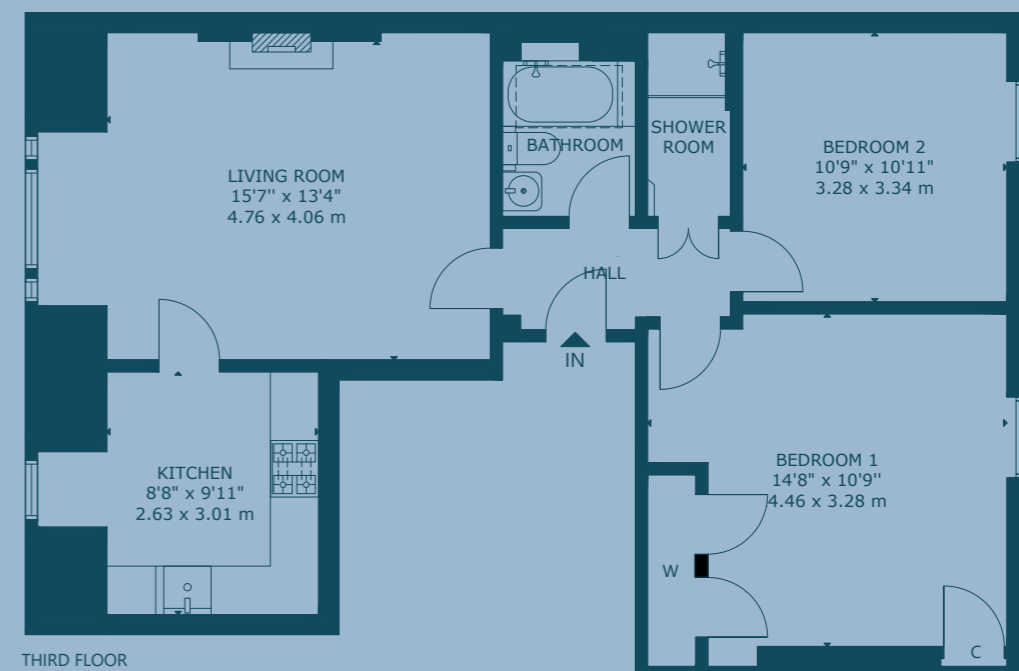
and Black Ivy is also a pleasant stroll away. Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi, along with well-known high street stores, and there is a convenience store on Blackford Avenue.

Local schooling includes James Gillespie's Primary and High Schools, with private options such as George Watson's College and Merchiston Castle nearby.

It is a good location for Edinburgh University King's Buildings, Edinburgh Napier University Merchiston, and The Royal Infirmary. A regular bus service takes you quickly into the City Centre, and it is well-positioned for the City Bypass and Edinburgh International Airport.



## FLOOR PLAN:



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Approx. Gross Internal Area

816 Sq Ft - 76 Sq M

For identification only. Not to scale.

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