



COULTERS<sup>©</sup>

WELCOME TO:

RELUGAS ROAD

56 Relugas Road, Grange, Edinburgh, EH9 2LZ



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## RELUGAS ROAD AT A GLANCE:



Desirable Grange  
location



Spacious  
lower villa



Modern, high-spec  
extension



Excellent  
amenities nearby



Private front and  
rear gardens



Sought after school  
catchment area

### EXTRAS:

The blinds, light fittings, carpets, fitted floor coverings and kitchen units are included in the sale. The washer dryer is excluded from the sale. Please note that other items may be available through separate negotiation.



### A LITTLE BIT ABOUT THE PROPERTY:

This is a well-presented, three-bedroom lower villa which boasts a striking, modern extension and a desirable end of terrace position with private gardens to both front and rear. The generously proportioned and light-filled accommodation offers flexible living that is likely to appeal to families, downsizers and professionals. The property occupies an enviable position, quietly situated on a leafy street in the highly desirable Grange area of south Edinburgh. It is close to beautiful open green spaces, well-regarded schooling, and University of Edinburgh campuses as well as being just a short walk or bus journey into the city centre

- Beautifully bright living area situated within the modern extension. The room boasts extra-large windows and sliding doors which overlook the private rear garden. A skylight brings further natural light into this superb space, perfect for both relaxing and entertaining.
- Open plan dining kitchen with shaker style units, splashback tiling, oak worktops, Belfast sink, and both integrated and freestanding appliances. The focal feature of the room is a charming, original fireplace and mantle.
- Light-filled principal double bedroom with bay windows overlooking the front garden. Original period details include wooden flooring, a partially shelved press, and a striking open cast iron fireplace with attractive tiling.
- Two additional sizeable double bedrooms, one currently in use as a home office.
- Fully tiled bathroom with WC, washbasin, and bath with a wall-mounted shower.
- Gas central heating and double glazing throughout.
- Private gated front garden and an enclosed rear garden with garden shed.
- Free on-street parking.









# LOCATION, LOCATION, LOCATION:

The Grange Conservation Area is a highly desirable 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 suitable for leisurely walks and cycling enthusiasts. Renowned golf courses are on the doorstep and The Royal Commonwealth Pool with gym and fitness classes is a short walk away.

Bustling bars, restaurants, and cafès along with the popular Dominion Cinema and Church Hill Theatre are minutes away in fashionable Marchmont and Morningside which also boasts a Waitrose and Marks and Spencer Simply Food.

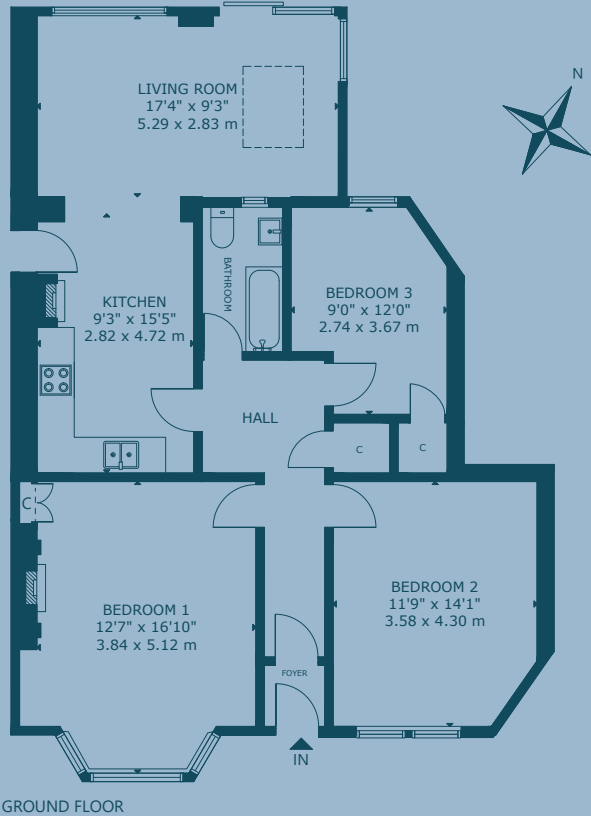
Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi, along with well-known high street stores, and there is a convenience store and a Margiotta store on Blackford Avenue.

Local schooling includes the well-regarded Sciennes Primary and James Gillespie's High School, with private options such as George Watson's College and Merchiston Castle within easy reach. The King's Building of Edinburgh University is conveniently located within walking distance.

A regular bus service takes you quickly into the City Centre, and it is a good location for the City Bypass and Edinburgh International Airport.



## FLOOR PLAN:



56 Relugas Road, Grange, Edinburgh, EH9 2LZ

Approx. Gross Internal Area

1055 Sq Ft - 98 Sq M

For identification only. Not to scale.

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# WE'D LOVE TO HEAR FROM YOU:

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