



GILSON GRAY

LAW • PROPERTY • FINANCE

24 GRANGE ROAD
The Grange, Edinburgh, EH9 1UL



Situated in Edinburgh's prestigious Grange area, this traditional main-door lower villa has a highly sought-after position in the capital, near The Meadows, excellent amenities, schools, and transport links. The rarely available home also offers generous accommodation which is finished to high standards in neutral tones, including two reception rooms, four bedrooms, an attic for storage, and a bathroom and shower room. It provides private parking for two cars and it has family-friendly gardens, with neat lawns enveloping the property.

Extras: an integrated dishwasher, an Aga range cooker, a fridge/freezer, and a washing machine to be included in the sale, along with John Lewis custom-made curtains and the wardrobe from the principal bedroom. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Lower villa covering over 2,053 sq. ft.
- Grange conservation area
- Well-retained period features
- Private main-door entrance
- Vestibule with storage and broad hall
- Large living room with a log burner and study space
- South-facing sunroom
- Spacious kitchen/dining room with bamboo flooring and Fired Earth tiling
- Well-appointed utility room
- Three double bedrooms
- One versatile single bedroom
- Shelved attic for storage
- Bright three-piece bathroom
- Three-piece shower room
- Landscaped front, side, and rear gardens with dining patio
- Private driveway and detached garage
- New boiler fitted in 2021
- Double glazing throughout
- Working original window shutters
- EPC rating - D
- Council Tax Band - G







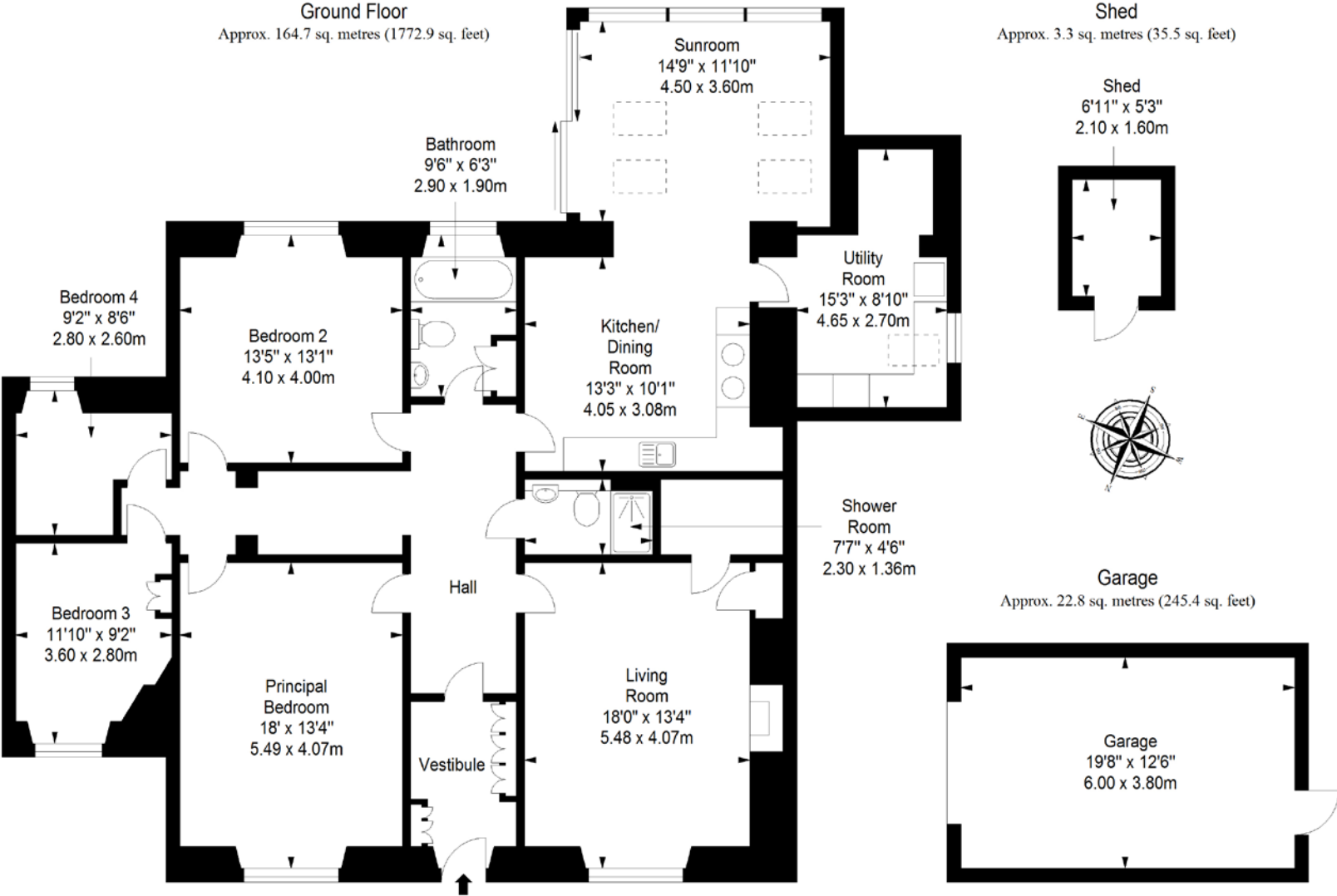


“ RARELY AVAILABLE HOME
ALSO OFFERS GENEROUS
ACCOMMODATION WHICH
IS FINISHED TO HIGH
STANDARDS IN NEUTRAL TONES”





FLOORPLAN



Total area: approx. 190.8 sq. metres (2053.8 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.