

A three-story stone house with a bay window on the left side. The house has a white door with a small balcony above it. There is a garden in front with a wooden bench and a small table with four chairs. The sky is blue with some clouds.

COULTERS[®]

WELCOME TO:

ST ALBAN'S ROAD

60 St Alban's Road, Grange, Edinburgh, EH9 2LX



PRIVATE FRONT AND REAR GARDENS, OFF-STREET PRIVATE
PARKING SPACE AND FREE ON-STREET PARKING.

ST ALBAN'S ROAD AT A GLANCE:



Prestigious Grange
Conservation Area



Lower
villa



Private parking space and
free on-street parking



Excellent
amenities nearby



Private front and
rear gardens



Highly regarded
schooling

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. The large wardrobe unit in bedroom two will be included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Peacefully set back from leafy St Alban's Road in the heart of Edinburgh's prestigious Grange Conservation Area, is this beautifully presented apartment. Forming the ground floor of a tastefully converted Victorian villa, this stunning property enjoys exceptional proportions with elegant rooms that are flooded with natural light and finished to a high standard of interior design. At the heart of this sought-after neighbourhood and within easy reach of Morningside and Marchmont, open green spaces such as Blackford Hill, excellent schooling, and Edinburgh City Centre, this is a rare opportunity to acquire such an impressive home.

- Magnificent living room with bay windows overlooking the private garden. Boasting high ceilings, cast iron radiators, and a soft colour palette including carpeting, and a focal mantle housing a log-effect gas stove.
- A spacious dining kitchen boasting floor-to-ceiling windows, wooden flooring, and pendant lighting. White shaker-style wall and floor units sit alongside marble worktops, a Belfast sink, and integrated appliances including an AGA, a fridge/freezer, integrated dishwasher, washing machine and wine cooler.
- Principal double bedroom with a chic interior including carpeting and a cast iron radiator, a walk-in wardrobe, and a modern en-suite shower room.
- Two additional sizeable carpeted double bedrooms.
- Luxury bathroom with a high-quality suite.
- Striking entrance vestibule with bespoke built-in storage.
- Gas central heating throughout with Nest learning thermostat controller.
- Private gated front garden mainly laid to lawn, and an enclosed private rear garden with a useful shed.
- Allocated off-street parking with space for one vehicle and 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. A short drive from Blackford Hill, the property enjoys access to fabulous recreational activities including peaceful walks at The Hermitage of Braid and The Meadows. Renowned golf courses in picturesque settings including those at Liberton, Prestonfield, and the Braid Hills Golf Clubs are on the doorstep, and The Royal Commonwealth Pool is a short five-minute drive.

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

Simply Food ideal for daily shopping needs. 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 George Heriot's School, the highly-regarded Sciennes Primary School and James Gillespie's High School, with private options such as George Watson's College and Merchiston Castle within easy reach. Edinburgh University King's Buildings and The Royal Infirmary are both a short drive. A regular bus service takes you quickly into the City Centre, and it is a good location for the City Bypass, The Queensferry Crossing, and Edinburgh International Airport.



FLOOR PLAN:



60 St Alban's Road, Grange, Edinburgh, EH9 2LX

Approx. Gross Internal Area

2,224 Sq Ft - 206 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

