





Rarely available this fabulous four bedroom well-proportioned ground floor apartment offers bright and spacious accommodation. The property forms part of a factored development with private parking along with a single garage and extensive gardens with lawns, mature trees, bushes and shrubs. The property is ideally located in the prestigious Grange area of Edinburgh lying a short distance south of the city centre. Presented to the market in immaculate order throughout, an early viewing is recommended.

- Secure entry system.
- Welcoming reception hallway with excellent storage facilities.
- Bright and spacious living/dining room with direct access to the balcony looking on to the manicured communal grounds.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances.
- Three good sized double bedrooms with the benefit of built in wardrobes & storage.
- Further double bedroom currently used as a dining room.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Separate WC and wash hand basin.
- Double glazing.
- Electric heating.
- Single garage
- Factored by Myreside.Management
- Residents parking.



Location

Lying a short distance south of the City Centre the Grange is characterised by wide leafy streets with many attractive stone built properties of great charm and character and high quality contemporary modern developments. The area is well served by an excellent range of local amenities including shops, restaurants and recreational facilities. Close to Edinburgh University's King's Buildings campus and in the catchment area of James Gillespie's primary and secondary schools. Marchmont, Bruntsfield and Morningside offer extensive local shopping with a wide variety of shops and essential services such as a Post Office, Medical Practices and Dentists. In addition, the shopping centre at Cameron Toll is easily accessible. Recreational activities including golf courses and the outdoor spaces of Blackford Hill and Hermitage of Braid are within walking distance. There is good public transport to the city centre, and the City Bypass linking with major road networks is within easy reach.

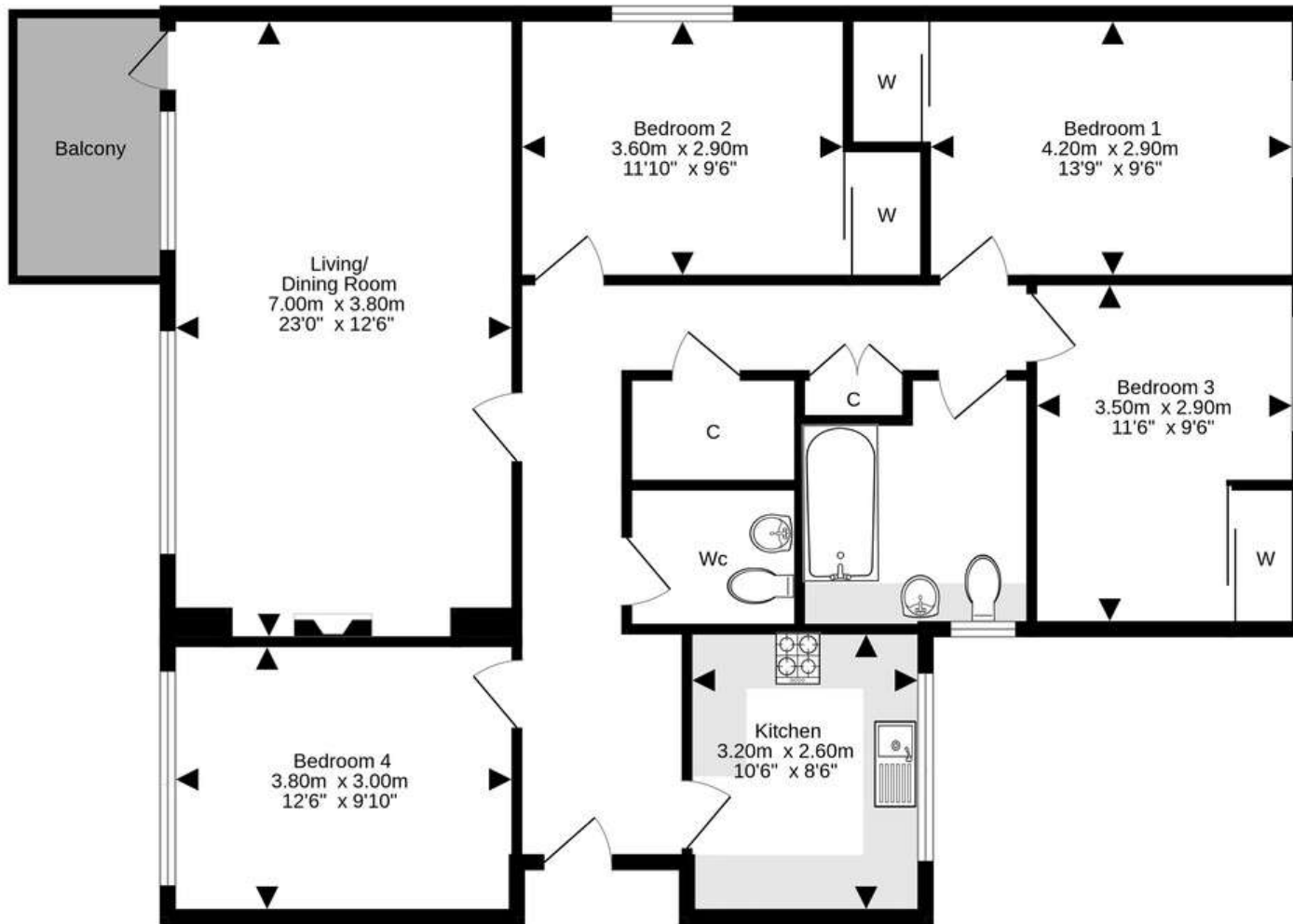
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and window coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



TOTAL FLOOR AREA: 110.0 sq.m. (1184 sq.ft.) approx.
 For details of the total internal floor area, please refer to the property's Home Report. This plan is
 for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

