










Fixed Price

£270,000

2/4 Dun-Ard Garden

The Grange | Edinburgh | EH9 2HZ

An excellent opportunity has arisen to purchase this lovely and bright 1st floor apartment set within an established modern development set within attractive communal garden grounds with private resident's parking. Quietly positioned within the prestigious location of The Grange, conveniently positioned for access to many amenities and transport links.

-  1 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal garden grounds
-  Resident's parking
-  EPC Rating –C
-  Council Tax Band - E



Description

Offered to the market in move-in condition, this attractive property shall undoubtedly appeal to the professional person/couple, rental investor or those looking to downsize and merits internal viewing to be fully appreciated. The light and neutral accommodation, which is accessed via a secure communal entrance comprises entrance hallway with good storage provisions. There is a spacious dual aspect lounge/ diningroom with bay window formation to the front, enhanced by engineered wood flooring. The modern kitchen/breakfast room is fitted with ample wall and base units with built-in gas hob, electric oven and hood, integrated dishwasher with the free standing fridge freezer and washing machine included. The good sized double bedroom benefits from built-in wardrobes with the extensively tiled bathroom comprising of a four piece suite with bath, shower cubicle with mains shower, WC and wash hand basin. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated dishwasher and free standing washing machine and fridge freezer.

Gardens and parking

The property is set within delightful, landscaped communal garden grounds with private resident's parking available within the development. It should be noted that a factoring fee of approx. £180 per quarter is payable to James Gibb for the upkeep of the communal garden grounds, stair cleaning and lighting and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

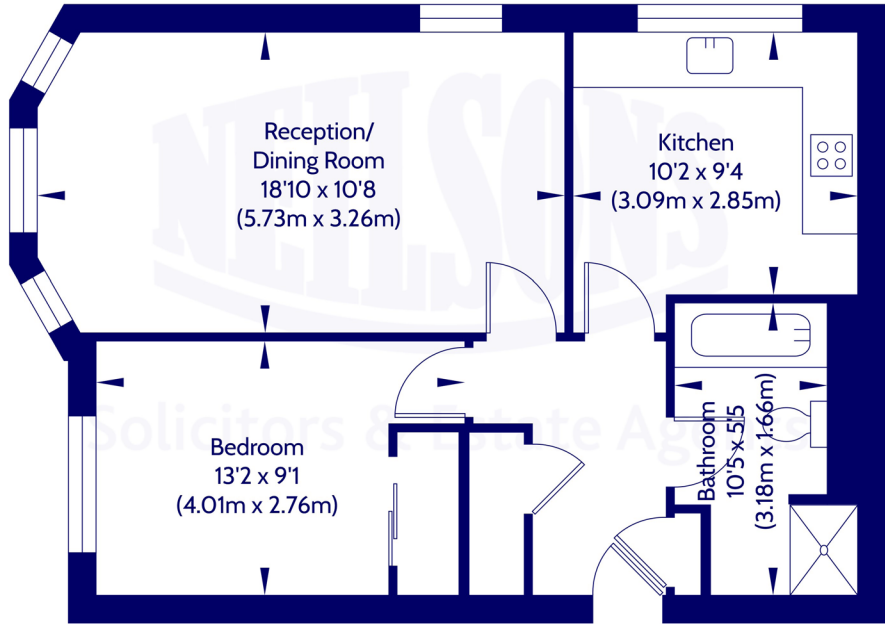
The prestigious Grange district lies to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. Recreational facilities in the vicinity include the Royal Commonwealth Pool, the Festival Theatre, the vast open greenery of the Meadows, the Dominion cinema as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. The property is in the catchment area of James Gillespie's & St Peters RC primary schools together with the highly regarded James Gillespie's & St Thomas of Acquin's RC High Schools. Watsons and Heriots are also within easy reach. The property is also well positioned for access to Edinburgh University and the Kings Building Campus. Regular bus services run to the city centre and the surrounding area, and there are good road links to the city bypass and the motorway network.

Approx. Internal Area 51.52 Sq M / 555 Sq Ft.

Not to scale. For identification only.

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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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