

COULTERS[®]

88B FINDHORN PLACE

GRANGE, EDINBURGH, EH9 2NZ

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This gorgeous property, situated in the highly desirable Grange Conservation area is immaculately presented, offering well proportioned accommodation over the two floors of an elegant Victorian townhouse. The home is flooded with natural light, from the wonderful bay window in the living room, through to the fantastic cupola in the hall overhead. Many of the original period features have been retained, including decorative cornice work, high ceilings, panelled doors and press cupboards.

KEY FEATURES



Exceptional upper flat over two floors with views to Arthur's Seat.



Four generous bedrooms (plus boxroom)



Close to Holyrood Park and The Meadows.



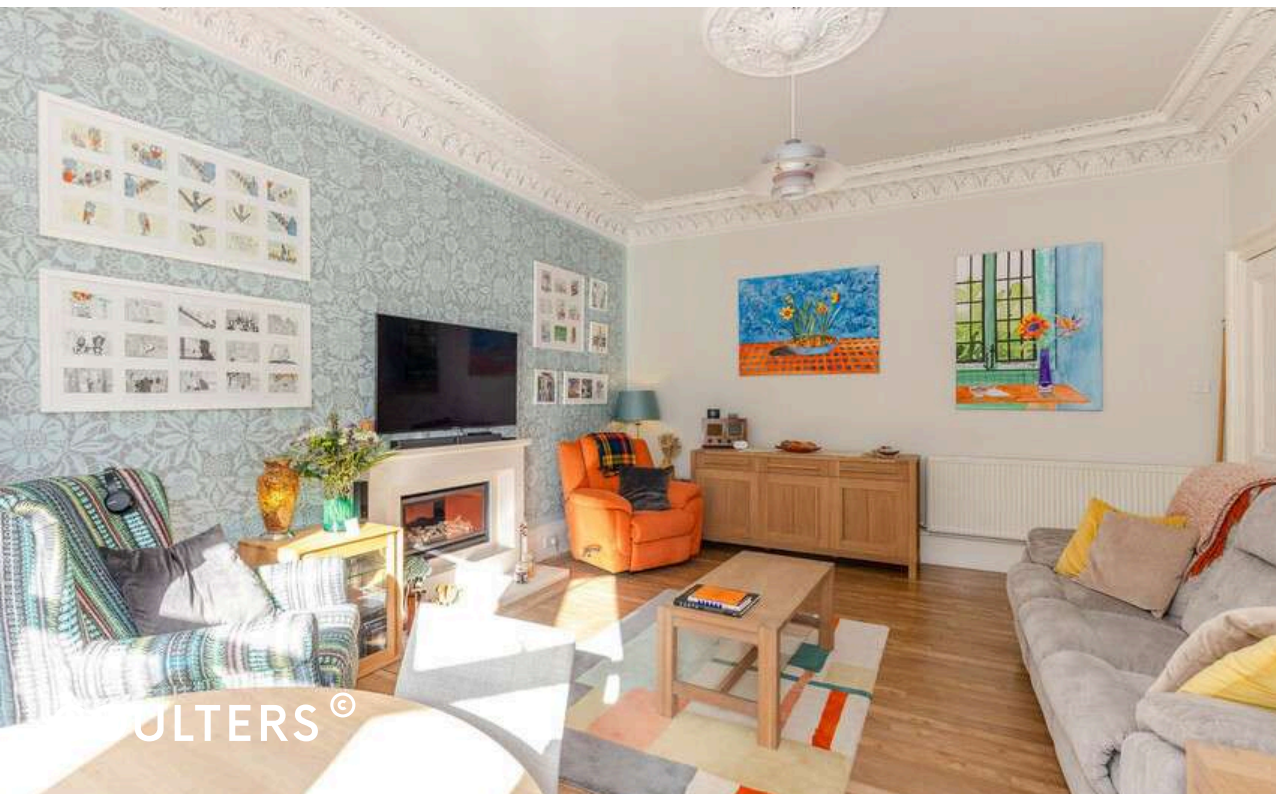
On street residents parking.



Quiet residential street in highly desirable area.



Within a short walk of local shops.





Accessed by way of a shared entrance vestibule, the front door opens at ground level to an area for coats and a stair leading to the first floor. The living room has a westerly aspect and a large bay window offering a lovely outlook up and down the street, whilst the mantelpiece with stylish modern gas fireplace makes a delightful focal point in the room. Striking Carndene flooring has been fitted to great effect. The well equipped dining kitchen has striking white cabinets and a contrasting granite worktop. The integrated appliances comprise; electric hob, extractor hood, an eye level double oven, American fridge/freezer and dishwasher. There is plenty of space for a dining table with chairs for entertaining.





MORE INFORMATION

Two well proportioned bedrooms, one to the front, the other to the rear are located on the first floor, both fitted with soft fitted carpets and large picture windows to let in yet more light. A white tiled bathroom comprising; bath (with shower over), WC and wash hand basin is also located at this level.

On the top floor are the two largest bedrooms, benefitting from large velux windows, perfect for gazing at the stars at night. A fifth bedroom/study is also located here, with a sliding shutter to keep the light out, in addition to a practical utility room/shower room which also houses the freestanding washing machine and tumble drier. The home also has gas central heating and partial double glazing.

Resident's parking is available on the street outside.

EXTRAS

All blinds, fitted flooring and integrated appliances are included in the sale price. The wall mounted TV, washing machine and dryer can also be included if desired.









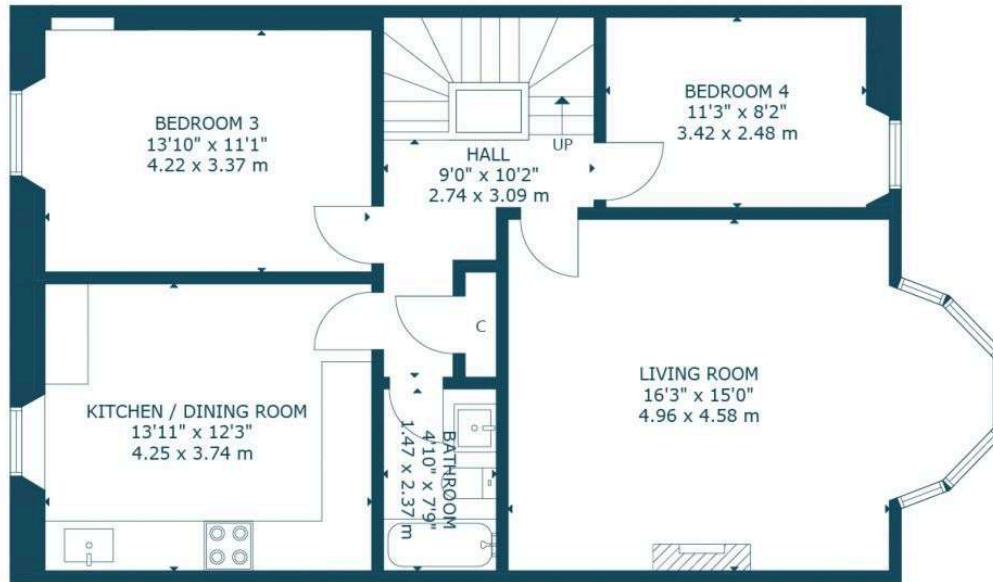
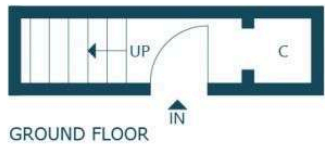
THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities.

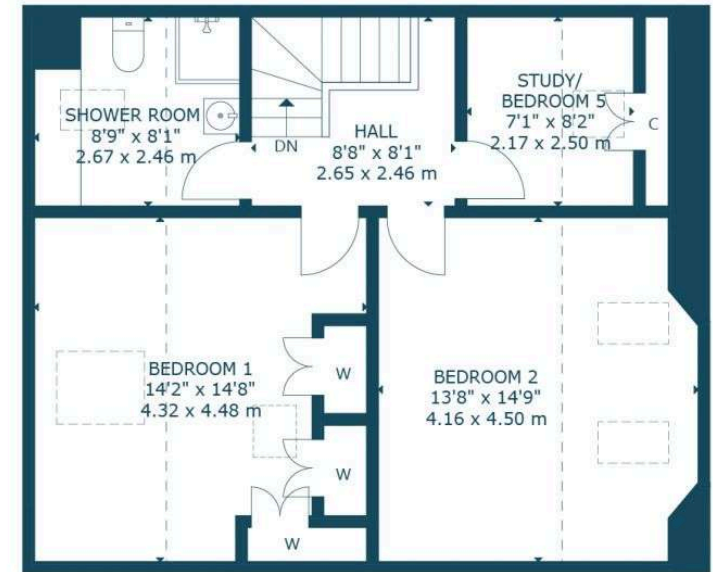
The Royal Commonwealth Pool with gym and fitness classes and Warrander Baths are both nearby. Bustling bars, restaurants and cafès can be found in nearby Newington, Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi.

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. Edinburgh University's Kings Building is conveniently located within walking distance.

Regular bus services takes you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.



FIRST FLOOR



SECOND FLOOR

88B FINDHORN PLACE, GRANGE, EDINBURGH, EH9 2ZN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,571 SQ FT / 145 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.