



19 WEST RELUGAS ROAD

GRANGE, EDINBURGH, EH9 2PW



1 PUBLIC



2 BED



1 BATH



VMH SOLICITORS

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WEST RELUGAS ROAD

Arranged over the ground, first, and second floors of a traditional building in the city's exclusive Grange area, this main-door upper villa offers two bedrooms, a spacious living room, a dining kitchen, a study/single bedroom, a bathroom, and large attic storage space, plus a good-sized, mature garden, an attached single garage, and a private driveway. The home is sure to appeal to a wide demographic and lies close to excellent amenities (including schools, universities, shops, and sports facilities) and the Hermitage of Braid and Blackford Hill Local Nature Reserve.

Features

- Ground-floor vestibule with storage and garage access
- Flexible and spacious accommodation
- Some original features (such as servant bells)
- Views of Blackford Hill
- First-floor hallway
- Southeast-facing living room with adjoining box room (ideal for homeworking)
- Spacious dining kitchen
- Two double bedrooms
- One study/single bedroom
- Multipurpose attic storage space
- Bathroom with shower-over-bath
- Good-sized, mature rear garden with borders, fruit bushes, and wildlife pond
- Summerhouse and greenhouse with power, plus two sheds
- Attached single garage and private driveway
- Gas central heating and double glazing



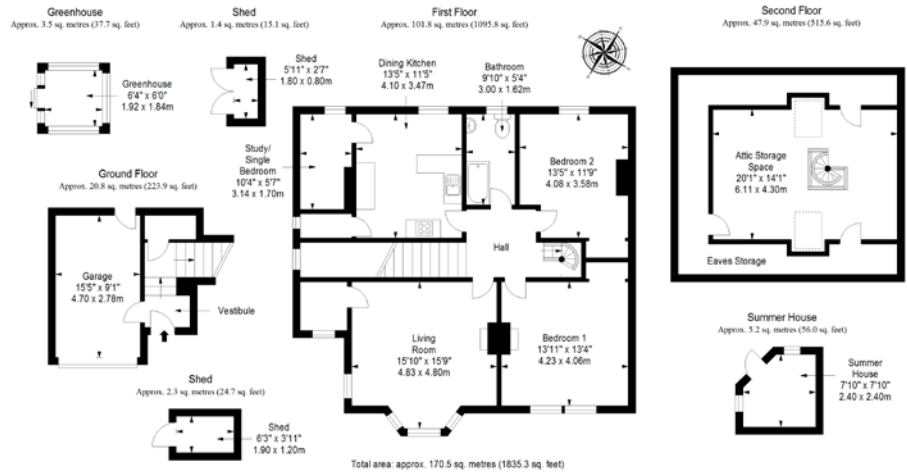
EPC Rating - D

Home Report Value - £550,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, most light fittings, and integrated kitchen appliances will be included in the sale.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.