



2/1 West Grange Gardens, Edinburgh, EH9 2RA

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this well-proportioned, bright and spacious four bedroom ground floor apartment. The property forms part of a factored development with private parking along with a single garage, set within beautiful, 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.
- Reception hallway with excellent storage.
- Bright and spacious living/dining room with direct access to the terrace.
- Fully fitted stylish kitchen well equipped with wall and base units along with integrated appliances.
- Four good sized double bedrooms, three of which have the benefit of built in wardrobe storage.
- Modern shower room.
- Main bathroom comprising WC, wash hand basin with vanity storage, shower cubicle with a Novellini steam shower
- Double glazing.
- Upgraded electric heating with a newly fitted boiler.
- Single garage.
- Beautiful communal garden grounds
- Private 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 and recreational facilities. Kings Building University Campus is situated close by. 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, Blackford Hill, Blackford Pond and Hermitage of Braid are within walking distance. There is good public transport to the city centre, with the City Bypass linking major road networks only a short drive away

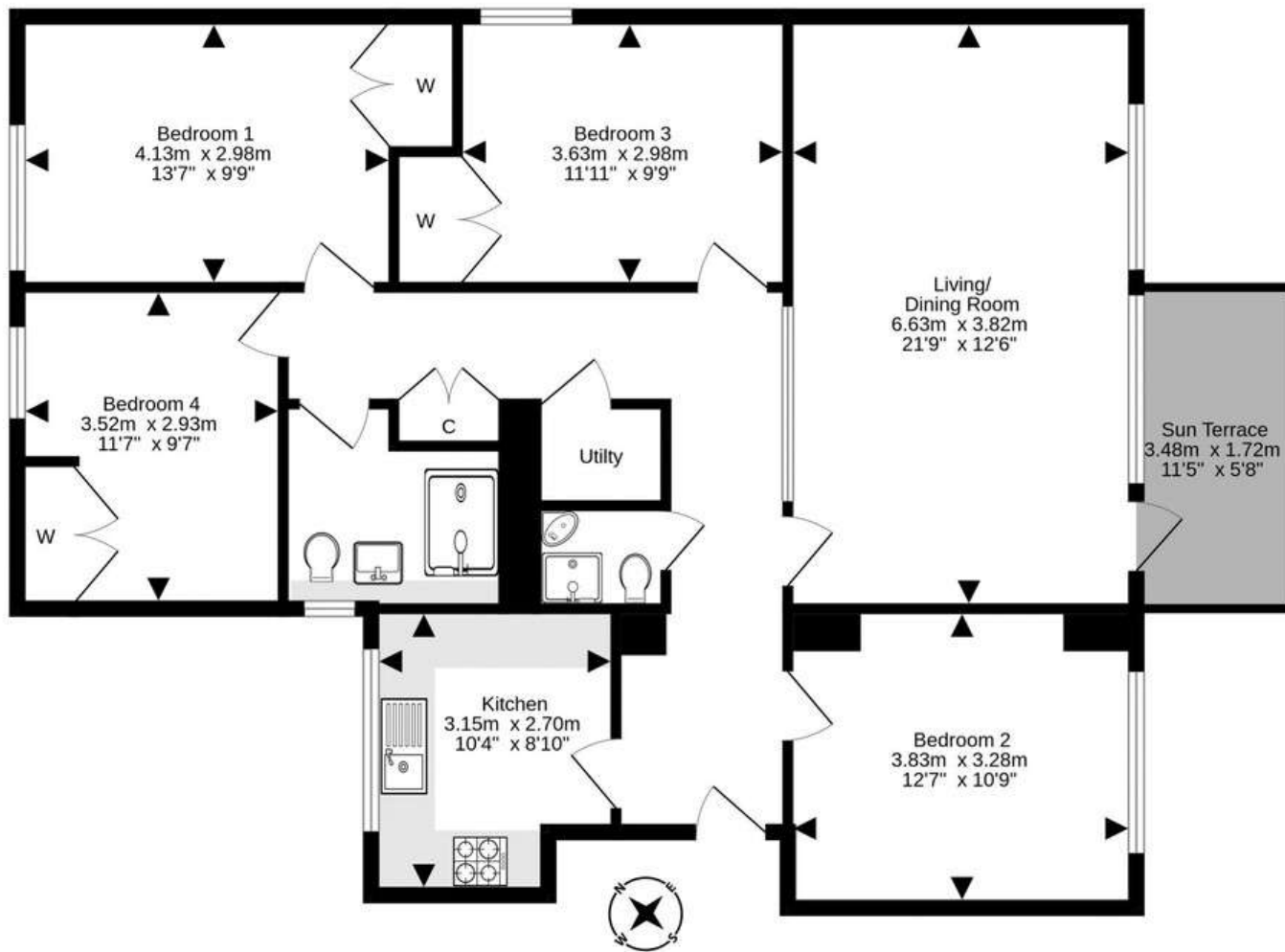
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

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

EPC Band - E



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. Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

