

Jardine Phillips
Solicitors • Estate Agents

GRANGE

10 TROTTER HAUGH
EH9 2GZ



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EPC RATING: D

OFFERS OVER £625,000





STYLISH 5 BED FAMILY HOME IN PRESTIGIOUS GRANGE LOCATION WITH POTENTIAL TO EXTEND, IN THE CATCHMENT FOR EXCELLENT SCHOOLS

This well presented, modern, end terraced house is spread over three floors and provides spacious accommodation, perfect for a young family or young professionals who work from home. Ready to move into with contemporary kitchen & bathroom fittings and space for entertaining in the sunny, south facing rear garden. Walking distance or a short bus ride from the wealth of amenities of Morningside, Marchmont & Newington. Easy access into the city centre.

AREA

The Grange is an esteemed area in the south of the city within walking distance or a short bus ride from Morningside, Bruntsfield, Marchmont & Newington which all offer an excellent array of coffee shops, bars, restaurants, supermarkets and independent stores. There are superb amenities available including libraries, the very popular Dominion Cinema, theatres and a good range of gyms/leisure facilities including the the Royal Commonwealth Pool. In the catchment for the well respected James Gillespie Primary & High Schools and St Peter's RC Primary & St Thomas of Aquins RC High School. The house is well placed for anybody who works in the city centre or for Edinburgh University, especially Kings Buildings. There are numerous wide open spaces and walks nearby, including the Braid Hills, Hermitage of Braid & Blackford Hill. The area is well served by buses that run both into and out of town and there is easy access onto the city bypass and the motorway network beyond.

GARDEN

Private south facing rear garden with paved patio, lawn, borders with shrubs & trees, playhouse & swing. There is side access from the front of the property, together with a shed & greenhouse. Expansive communal garden space to the side of the property - owners pay £45pcm to maintain this area & for the upkeep of communal lighting

PARKING

Driveway to front with off street parking together with separate visitor spaces

EXTRAS

The blinds/curtains, light fittings, stainless steel gas range cooker, stainless steel cooker hood, integrated dishwasher, fridge freezer, washing machine and garden sheds/greenhouse are included in the sale.

HOME REPORT VALUATION

£650,000





PROPERTY DESCRIPTION

- You enter the property on the ground floor through a vestibule to a hallway with a handy cupboard leading to the
- Wide sunny sitting room with a square bay with south facing windows overlooking the garden & Blackford Hill, zoned into a cosy sitting area with bespoke display shelving and a music/reading space with fitted bookshelves & a stone fireplace
- Ground floor bed 5 currently used as a study with fitted wardrobes
- Garage with utility area fitted to the rear with a wide range of units and housing the tumble dryer & a Worcester boiler fitted 2018 & annually serviced
- Stairs down to the lower ground floor with understairs storage, leading to
- The spacious kitchen/dining room with square bay with French windows to the garden, underfloor heating and an on trend cream shaker style kitchen with black quartz worktops & blue glass feature tiling. The appliances are mainly integrated and there is a large stainless steel gas range cooker
- Bed 3 which is currently used as a study/guest room with mirrored fitted wardrobes
- Shower room with shower, sink and wc
- Stairway to the first floor with large picture window letting in lots of light and providing a green backdrop with views over the communal gardens. There is a hatch to the partially floored & insulated loft from the top landing and access to the main bedrooms including
- The master bedroom with a wall of fitted storage and French doors leading to a small balcony
- Updated ensuite shower room with large walk in shower, white high gloss vanity sink unit, wc, heated towel rail & cupboard with hot water tank
- Double bed 2 with dormer & fitted wardrobes
- Bed 4 – a super child's room with velux window
- Updated family bathroom with bath with rainfall mains shower over & feature shelving, built in grey high gloss vanity sink unit & storage, wall hung wc & heated towel rail
- Wood framed double glazed windows, gas central heating & security alarm



VIEWING

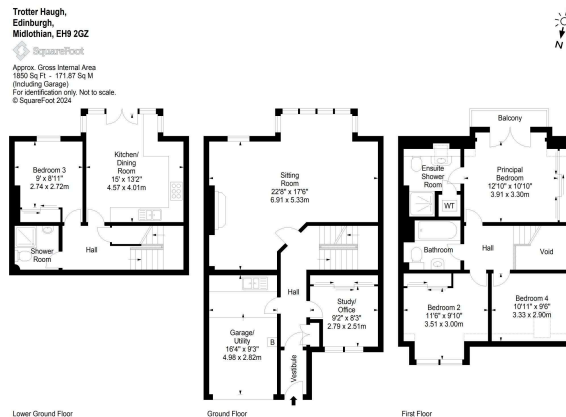
Sun 2-4pm or pls call

Jardine Phillips

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Sitting room	22'8 x 17'6 (6.91 x 5.33m)
Kitchen/dining room	15' x 13'2 (4.57 x 4.01m)
Bedroom 1	12'10 x 10'10 (3.91 x 3.30m)
Bedroom 2	11'6 x 9'10 (3.51 x 3.00m)
Bedroom 3	9' x 8'11 (2.74 x 2.72m)
Bedroom 4	10'11 x 9'6 (3.33 x 2.90m)
Bedroom 5/study	9'2 x 8'3 (2.79 x 2.51m)
Garage/utility	16'4 x 9'3 (4.98 x 2.82m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.