

COULTERS<sup>©</sup>



# 28 GRANGE CRESCENT

GRANGE, EDINBURGH, EH9 2EH

 3 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Forming part of a quiet residential crescent within the highly sought-after area of The Grange, 28 Grange Crescent is a beautifully presented and well-proportioned semi-detached three-bedroom property. The property benefits from private front and rear gardens and fantastic views of the prestigious Carlton Cricket Club.



## KEY FEATURES



Well proportioned semi-detached house



Three double bedrooms, one with direct access to the garden



Private front and rear gardens.



On street permit parking.



Within walking distance of fantastic local amenities



Fantastic school catchment area



Presented in excellent order throughout, the accommodation is set over two levels. The ground floor comprises - a vestibule; bright and spacious kitchen/dining room with integrated appliances, utility space and double French doors leading to the rear garden; three versatile double bedrooms on of which also provides direct access to the garden; large four-piece suite bathroom with large walk-in shower and separate bathtub; plus a large under-stair storage cupboard.



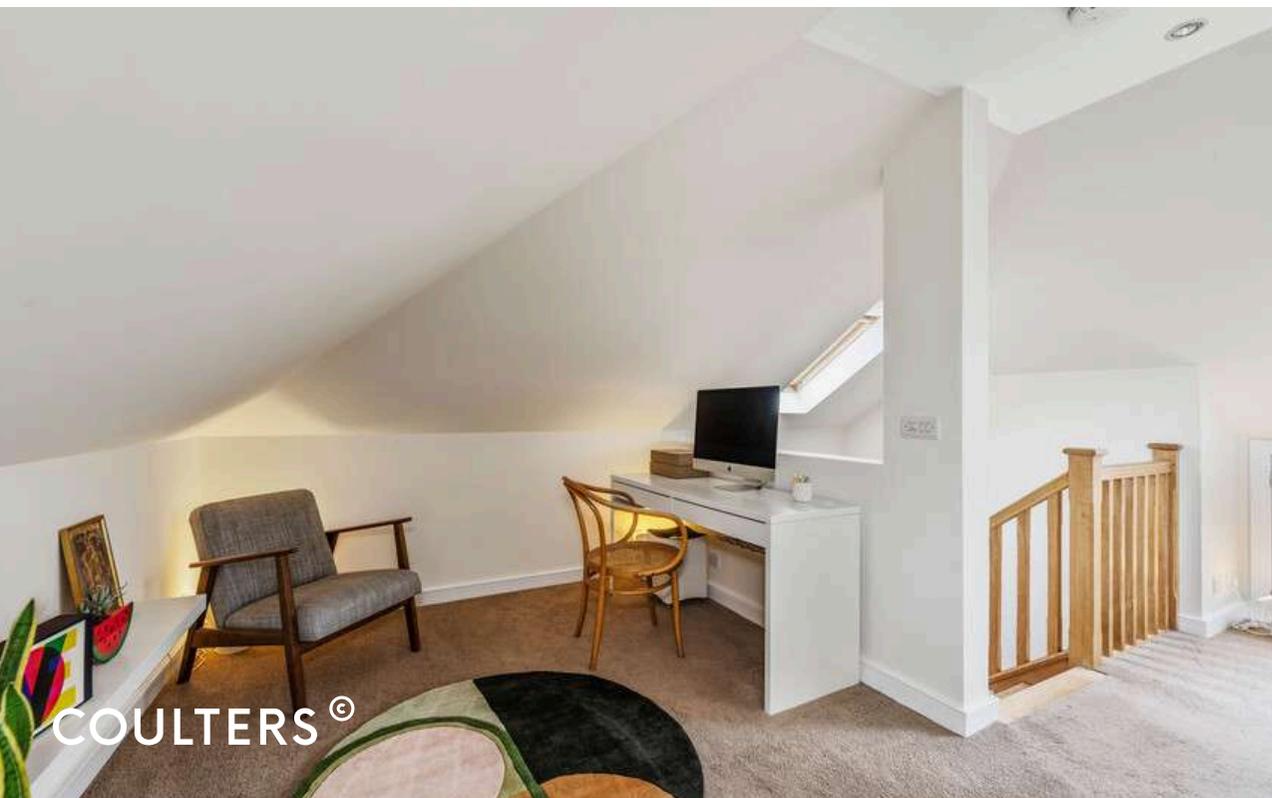


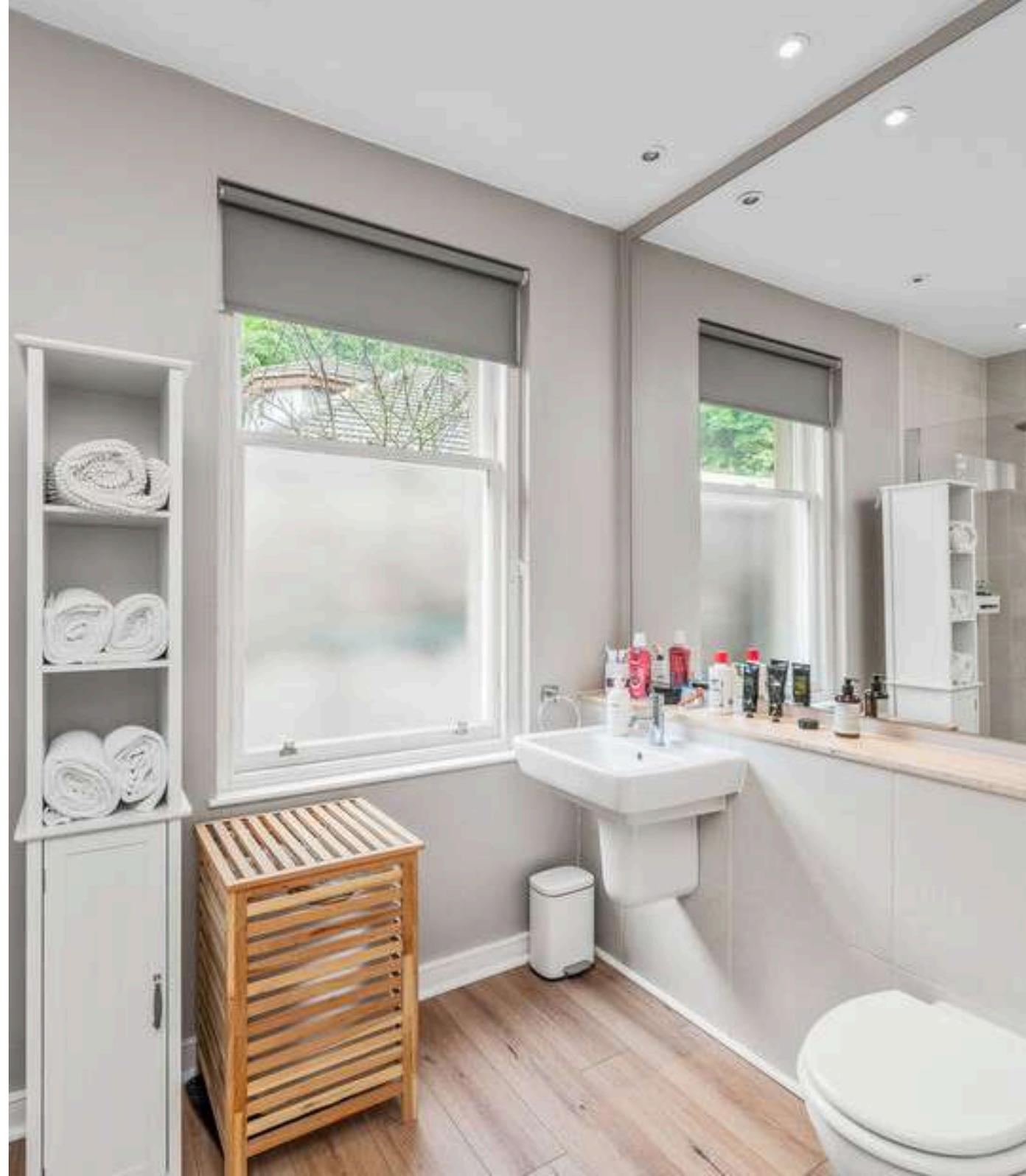
## MORE INFORMATION

Upstairs, is the magnificent loft converted sitting room with home office space, triple aspect views and an abundance of eaves storage.

The property is fitted with gas central heating throughout and newly installed double-glazed windows throughout.

Externally, the beautifully presented gardens to the front and rear of the property offer superb outdoor space. The rear garden is south-west facing with lawn space, paved path and surrounding mature flowerbeds. On-street parking is available by way of a residents parking permit.









## 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 Warrender Baths are both nearby.

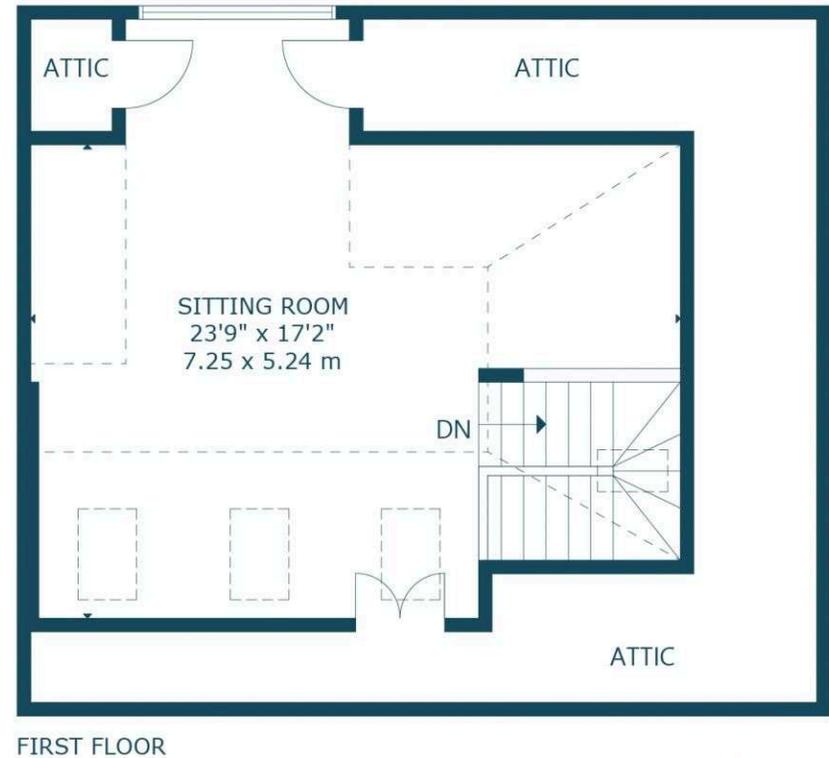
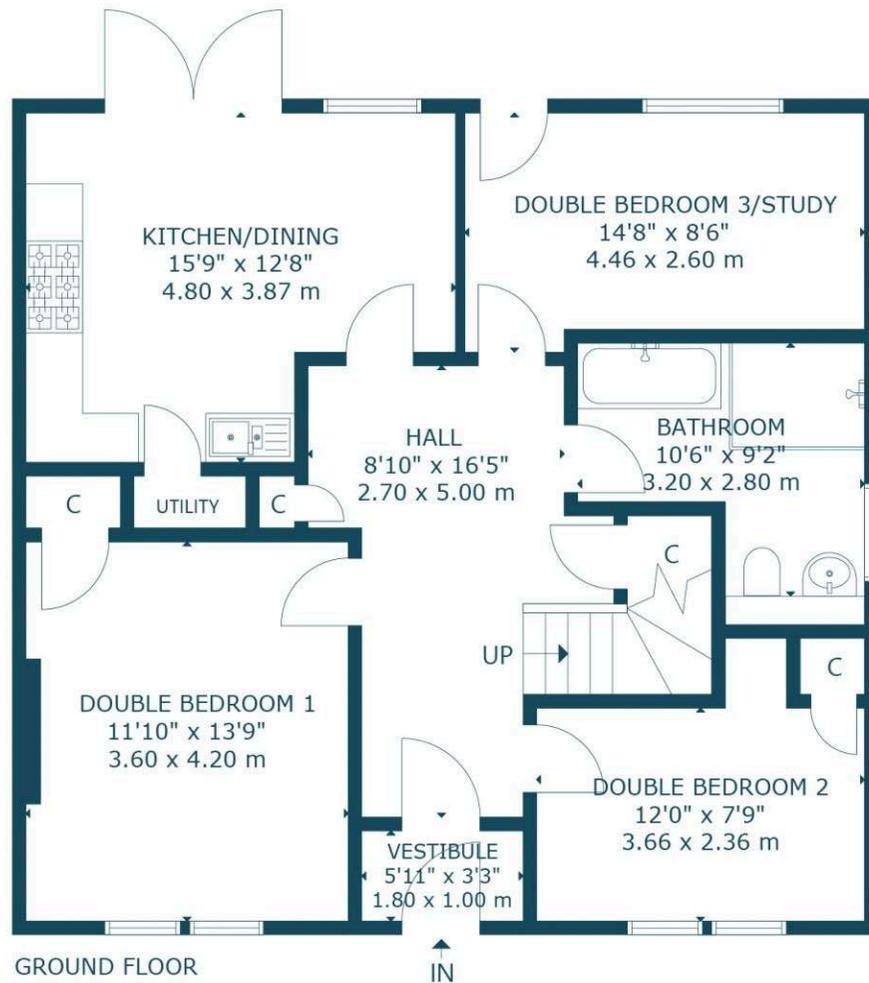
The area has a post office and convenience store, while bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose and Marks and Spencer Simply Food.

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 take you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





28 GRANGE CRESCENT, GRANGE, EDINBURGH, EH9 2EH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,333 SQ FT / 124 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.