

COULTERS<sup>©</sup>

# 1 B/2 BEAUFORT ROAD

GRANGE, EDINBURGH, EH9 1AG

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Located on the boundary between the desirable Grange and Marchmont areas of south Edinburgh, this is a unique three bedroom flat occupying the whole top floor of a detached villa. The remainder of the building is occupied by a GP surgery accessed via a separate entrance. The flat itself is now in need of renovation but has great potential with bright and spacious accommodation and some retained period features.



Internally the property comprises: spacious entryway and central hall with storage; large sitting room with dual aspect; fitted kitchen; three double bedrooms two of which are plumbed with sinks and a main bathroom.

Heating and hot water are provided by a gas central heating system and there are single glazed sash and case windows throughout.



## KEY FEATURES



Top floor flat with potential



Views to Arthur's Seat



Some lovely original features



Single garage



Excellent schools nearby



The Meadows just a short walk away



The property comes with a private single garage which is located to the rear of the building.

## EXTRAS

The property is sold as seen with all blinds, curtains, light fittings, fitted flooring and white goods included in the sale price.



## THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area located just under two miles south of Edinburgh City Centre. Close to The Meadows, Blackford Hill, and The Hermitage of Braid the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Swim Centre are both nearby. The property itself is situated just moments from far-reaching cycling routes as well as coffee shops and independent boutiques. For everyday shopping, there is a conveniently located Sainsbury's Local and Margiotta along with the renowned Victor Hugo Deli. The neighbouring districts of Morningside and Newington have bustling bars, restaurants and cafes as well as larger supermarkets that include a Waitrose supermarket and M&S Simply Food on Morningside Road and a Sainsbury's and Aldi at Cameron Toll Shopping Centre.

Highly regarded schooling includes James Gillespie's Primary and High School, with private school choices such as George Watson's College, all also within walking distance. It is an ideal location for the University of Edinburgh and Edinburgh College of Art, both within walking distance. While the City Centre is easily accessible on foot, regular bus services take less than twenty minutes and the City Bypass and Edinburgh Airport are both easily accessible.

## GET IN TOUCH



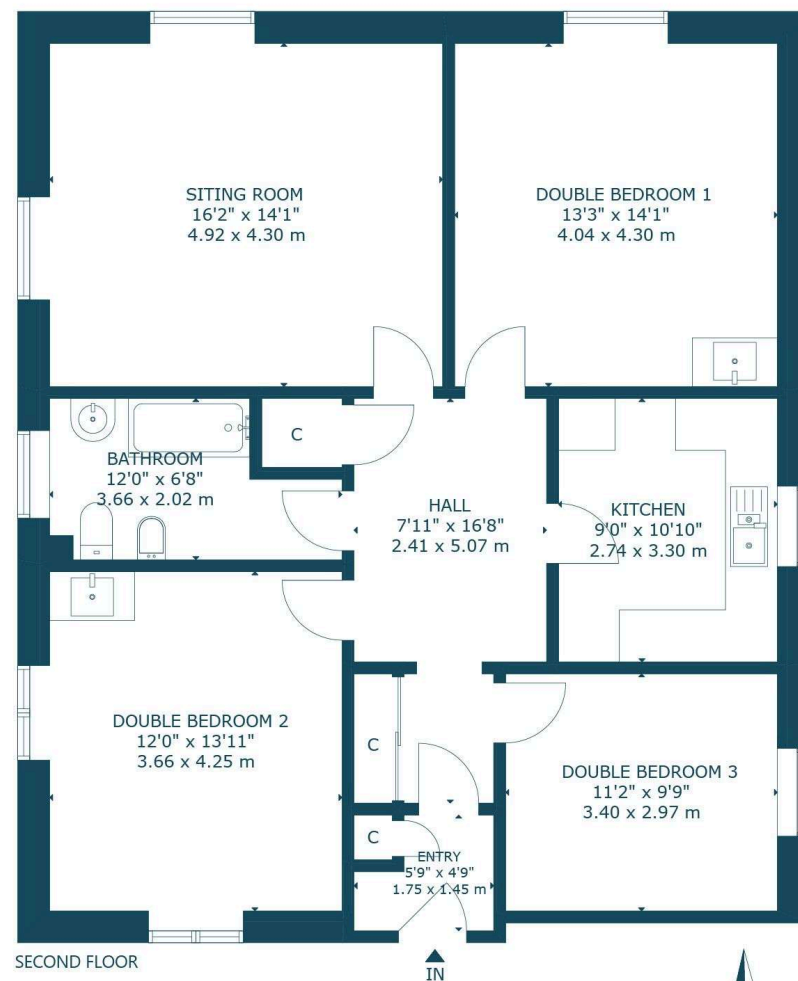
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SECOND FLOOR

IN



1B/2, BEAUFORT ROAD, MARCHMONT, EDINBURGH, EH9 1AG

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 1,071 SQ FT / 99 SQ M

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

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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.