

GRANGE

9 STRATHEARN ROAD  
EH9 2AE



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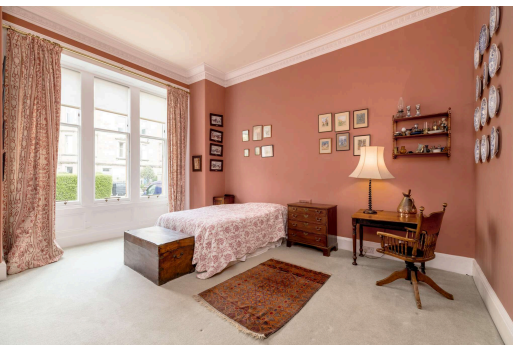
EPC RATING: D

OFFERS OVER £825,000









## RARELY AVAILABLE, IMPRESSIVE THREE/FOUR BED LOWER VILLA WITH WEALTH OF PERIOD FEATURES, IN PRESTIGIOUS GRANGE LOCATION

This stunning apartment is formed from the ground floor of a grand detached, double fronted period home which has been extended, lovingly restored and a wealth of period features retained, including fireplaces, a range stove, cornicing, ceiling roses, deep skirting boards, high ceilings, panel doors, sash & case windows, original floor tiling & stripped wooden flooring. Decorated in heritage colours, this property is charming and ready to move into. Would make an ideal home for professionals, a young family or downsizers alike, with the benefit of an integral garage and a large, south facing sunny garden. Located minutes from Marchmont with its great range of local amenities and a short walk or bus ride from Morningside with its more expansive array of shops, cafes, bars & restaurants. Easy access into the city centre and in the catchment for excellent schools.

### AREA

The Grange is a very prestigious residential area in the south of the city which has a good range of local shops & coffee shops available in the vicinity. A wider range of amenities are available in nearby Morningside & Bruntsfield with its supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for James Gillespie & St Peter's Primary Schools and James Gillespie High School. The property is also walking distance to George Watsons & Heriots. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill Theatre. There are also a good range of gyms/leisure facilities at both Warrender and the Royal Commonwealth Pool, together with some excellent golf courses a short drive away. The apartment is also well placed for lots of walks and open spaces including the Meadows & Bruntsfield Links. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the

motorway network beyond.

### GARDEN

Substantial, south facing rear garden with paved patio areas for dining & entertaining that are veritable sun traps, areas of shingle and large lawn surrounded by trees, shrubs & borders

### PARKING

Off street parking to the front for numerous cars, a well maintained front lawned garden with hedging, making it very private, and a garage, ideal for storage

### EXTRAS

The blinds/curtains, light fittings, range cooker, fridge, freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£850,000









## PROPERTY DESCRIPTION

- Large welcoming vestibule with original tiling leading to an open hallway and a further wide hallway to the extension with wooden book shelving and original stone walling
- Elegant, spacious bay windowed sitting room with shelved Edinburgh press, beautiful cornicing, ceiling rose and open fireplace with brass inset & antique marble surround
- Graceful dining room with original cast iron range, window overlooking the rear garden and antique light fixture over the table – perfect for entertaining. This room could easily be used as bedroom 4 by closing off the door to the kitchen area
- Roomy & bright farmhouse style kitchen/breakfast room with window overlooking the rear garden, original stone walling, bespoke wooden kitchen units, island & dresser and a range cooker. Lots of space for dining and glass panelled door to the rear garden
- Utility room to the rear with range of cream shaker style units with Belfast sink, granite worktops, clothes pulley & appliances and housing

- the boiler. This room also has a window and a further glass panelled door to the rear garden, making it a lovely and bright room
- Grand master bedroom with stunning windows to the front
- Bedroom two to the rear with Edinburgh press and French doors to
- Cosy wooden sunroom with original stone walling & wooden herringbone flooring, overlooking the rear garden – perfect for relaxing
- Bedroom three to the rear – a single room leading to a further room which would make a perfect study or ensuite
- Family bathroom with cupola above, bath, separate shower unit, built in vanity sink & wc
- Separate cloakroom with high level cistern period style wc & sink
- Gas central heating from boiler in the utility room installed two years ago

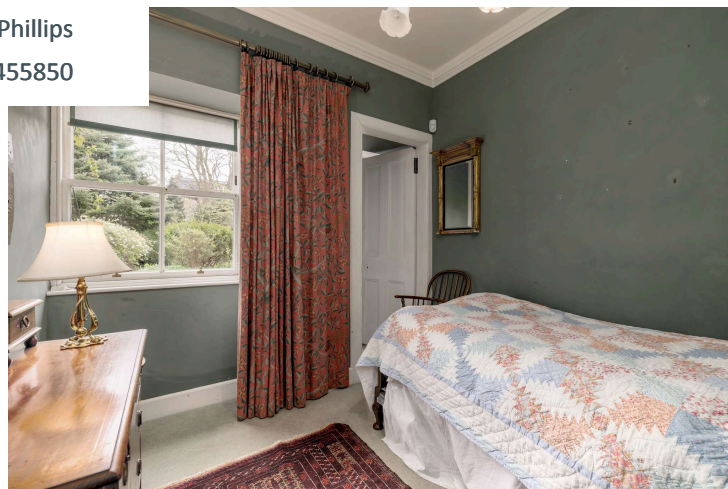


## VIEWING

By Appointment Pls Call

Jardine Phillips

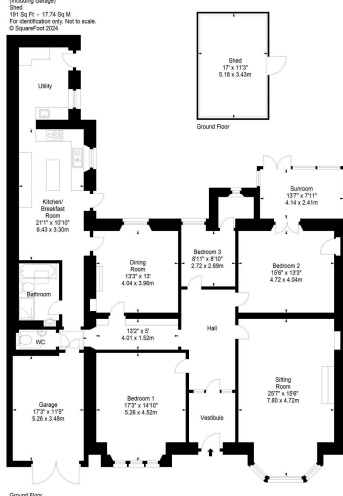
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Sitting room	25'7" x 15'6" (7.80 x 4.72m)
Dining room	13'3" x 13' (4.04 x 3.96m)
Kitchen/breakfast room	21'1" x 10'10" (6.43 x 3.30m)
Bedroom 1	17'3" x 14'10" (5.26 x 4.52m)
Bedroom 2	15'6" x 13'3" (4.72 x 4.04m)
Sunroom	13'7" x 7'11" (4.14 x 2.41m)
Bedroom 3	8'11" x 8'10" (2.72 x 2.69m)

Strathgarn Road,  
Edinburgh,  
Midlothian, EH10 2AE

**Requirements**  
 Agents: Gross Internal Area  
 2845 Sq Ft - 265,22 Sq M  
 (including Garage)  
 Shed  
 181 Sq Ft - 17,74 Sq M  
 For identification only. Not to scale.  
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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.