



# 21 Seton Place

THE GRANGE | EDINBURGH | EH9 2JT



MURRAY  
BEITH  
MURRAY



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21 Seton Place is a ground floor apartment forming part of an elegant Victorian building. The spacious and versatile accommodation retains many period features and the property benefits from a stunning and colourful garden.

Accommodation: Shared entrance vestibule; welcoming hall with large storage cupboard; generous sitting room with elegant cornice, bay window and timber mantel piece; modern kitchen with a range of wall mounted and floor standing units and integrated appliances; family room / dining room; master bedroom with en-suite WC; double bedroom 2 with built-in-wardrobes; family bathroom with a white four-piece suite comprising WC, wash hand basin, bath and shower; conservatory providing access to the delightful garden.

Immaculate front garden with lawn, mature borders, hedge and stone wall. The side garden offers further mature borders and a south-facing patio and the west-facing rear garden offers lawn, mature borders and second patio with stone walls.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". Integrated appliances include the induction hob, oven.



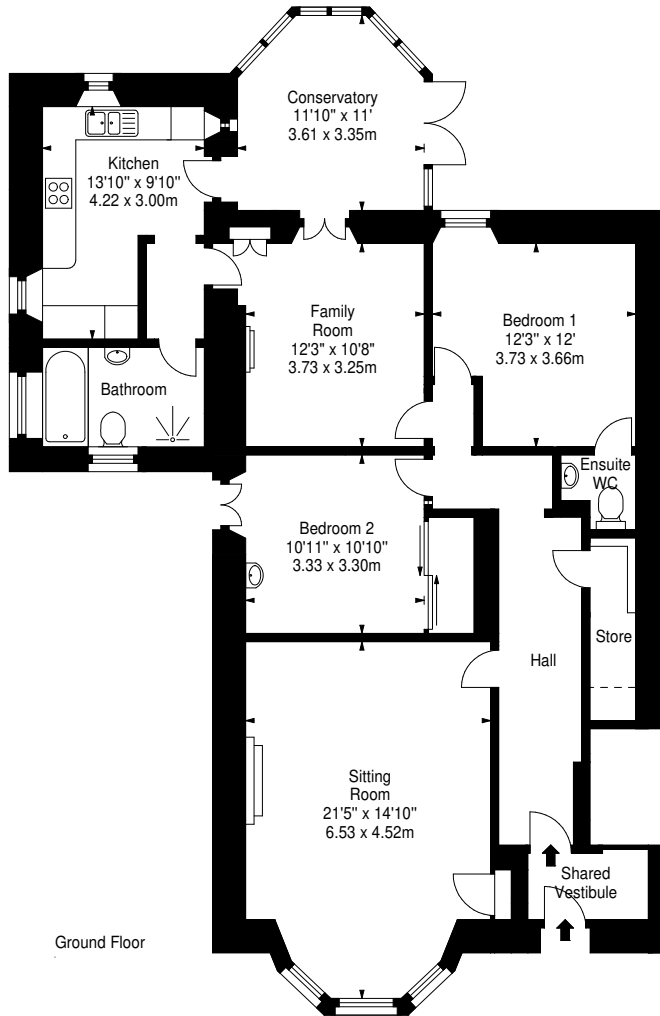


Seton Place,  
Edinburgh,  
Midlothian, EH9 2JT



SquareFoot

Approx. Gross Internal Area  
1334 Sq Ft - 123.93 Sq M  
For identification only. Not to scale.  
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## Location

The Grange is one of Edinburgh's most sought-after residential areas, typified by large, late-Victorian, stone-built villas and situated approximately one and a half miles to the south of the city centre. The area features a range of excellent local amenities. A more comprehensive range can be found at Cameron Toll and nearby Morningside boasts both a Waitrose and Marks and Spencer Simply Food, as well as a great selection of restaurants, bistros, bars and deli cafes, and numerous boutique shops. A wide selection of pre-school, primary and secondary schooling options are available nearby, including George Watson's College, George Heriot's School and Merchiston Castle School. There are excellent leisure facilities close by, with the Waverly Lawn Tennis, Squash & Sports Club, the Warrender Swim Centre and the Carlton Cricket Club all a few minutes away. The Hermitage of Braid, Holyrood Park and Blackford hills provide delightful walks to escape the hustle and bustle of city life. Numerous public and private golf courses, including Prestonfield Golf Club, Craigmillar Park and The Wee Braids and Braid Hills Golf Centre are all within easy reach, and also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre is easily accessible, with bus connections available from Grange Road, and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's international airport.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.