

COULTERS[©]

94 FINDHORN PLACE

GRANGE, EDINBURGH, EH9 2NZ

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

94 Findhorn Place is a beautifully presented, superbly proportioned main door, four bedroom double upper flat, forming part of a traditional Victorian terrace, situated in the highly sought after area of the Grange, to the South of Edinburgh city centre.

The home boasts fine period features which effortlessly and elegantly combine with tasteful modern décor to create a wonderful home.

KEY FEATURES



Beautifully presented main door, double upper flat.



Four bright double bedrooms.



Private patio with external store.



On street residents permit holder parking (restricted hours).

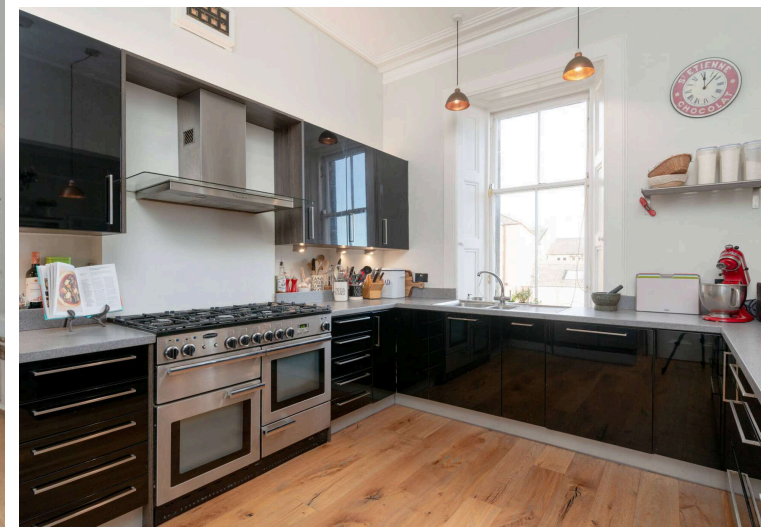


Situated in the highly sought after area of the Grange.

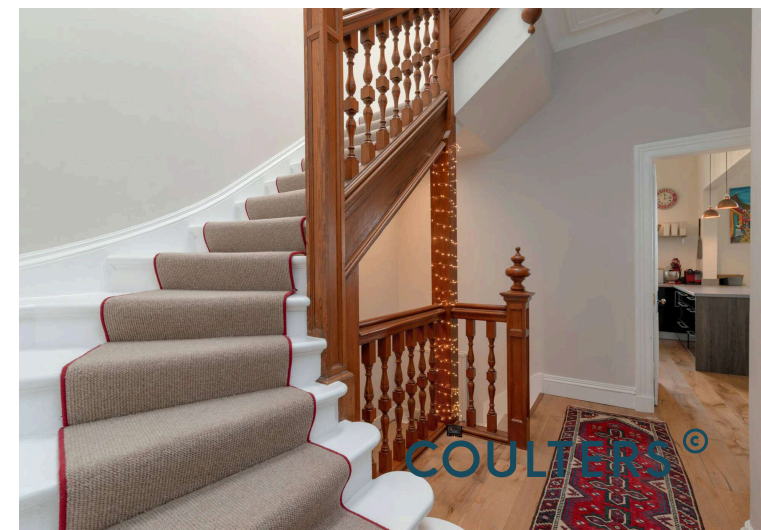


Within a short walk of local shops.





The front door opens onto a handy entrance vestibule with an attractive staircase leading to the first floor. To the front, the gorgeous bay windowed sitting room (with original stained glass) with ornate cornice, a picture rail and a stunning marble mantelpiece with log burner, is a fantastic space to unwind in. The open plan kitchen / dining room is the heart of the home, enlarged to create a space where all the inhabitants can come together, whilst enjoying a lovely outlook across the rooftops towards Arthur's Seat. The well equipped kitchen has a series of wall and base mounted fitted cabinets with a contrasting worksurface and appliances which comprise; range cooker, American fridge/freezer, wine fridge, extractor hood and dishwasher. The large dining area has plenty of space for a generous table and chairs, in addition to a lovely window seat from which to take in the view.





MORE INFORMATION

A double bedroom (currently used as a study) and a handy utility room (with pulley and WC) is also located on the first floor. Heating and hot water is provided by gas central heating.

The staircase leads to the upper floor, filled with natural light provided by the cupola overhead. Additional storage is located in the hall.

The principle bedroom has a most engaging, open outlook to the front of the property with another elegant mantelpiece, in addition to two spacious and light, newly recarpeted double bedrooms to the rear. There is also an additional cosy room, perfect for a study/store. The bright shower room (with large shower cubicle, WC and wash hand basin) completes the internal accommodation.

Externally, there is a private patio area and a store, currently being used as a woodshed. On street residents permit holder parking is available outside (restricted hours).







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 Warrander Baths are both nearby.

Bustling bars, restaurants and cafès can be found in nearby Newington, Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi.

Local schooling includes the well regarded Sciennes Primary and James Gillespie's High School, with private options such as George Heriots, George Watson's College and Merchiston Castle within easy reach. Edinburgh University's Kings Building is conveniently located within walking distance.

Regular bus services takes you into the City Centre and the City Bypass and Edinburgh Airport are both easily accessible.

EXTRAS

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



**Findhorn Place,
Edinburgh, EH9 2NZ**

Approx. Gross Internal Area
1797 Sq Ft - 166.94 Sq M

Basement Store

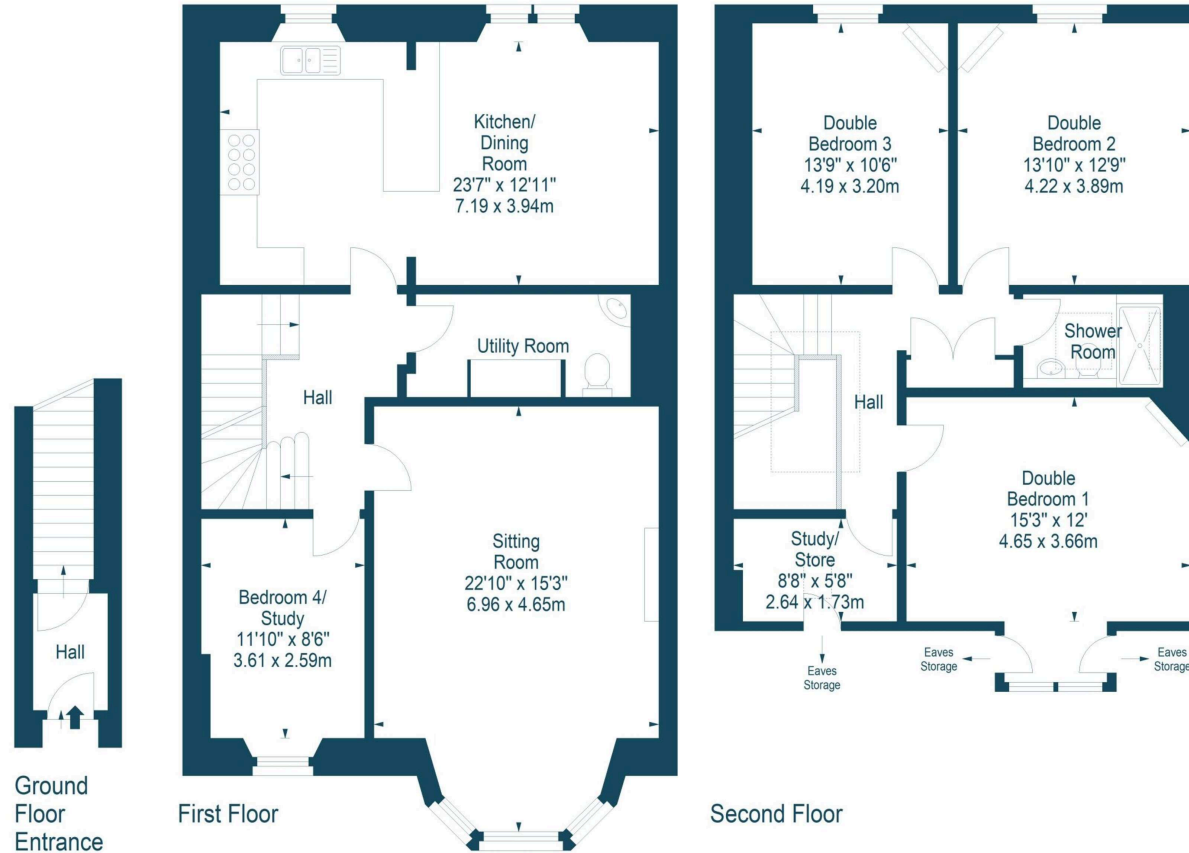
Approx. Gross Internal Area
9 Sq Ft - 0.84 Sq M

For identification only. Not to scale.

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Basement



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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.