



6/1 Chalmers Crescent,  
The Grange, Edinburgh, EH9 1TR

CALL US ON 0131 447 4747



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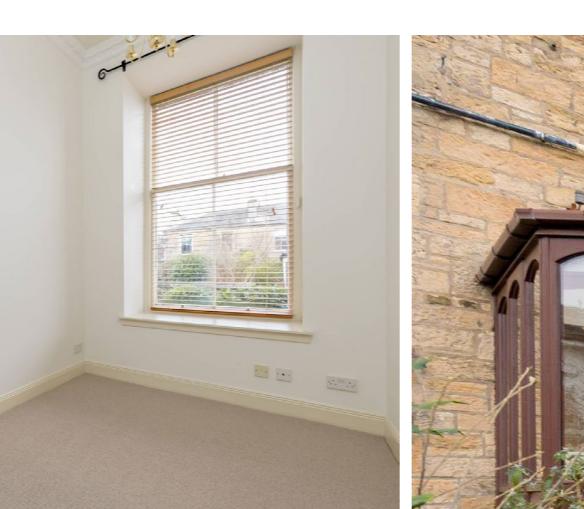
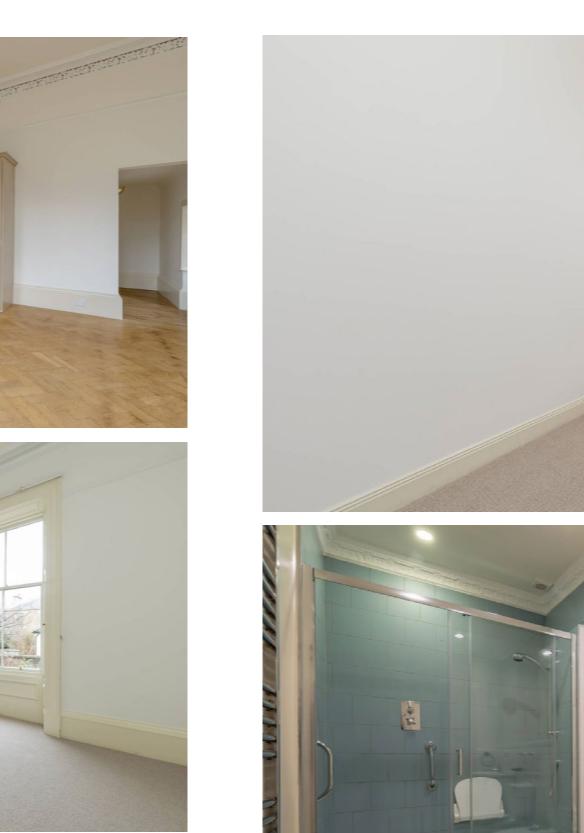
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- Shared entry.
- Reception hall with hatch to storage space.
- Generously proportioned drawing room with large bay window and feature fireplace.
- Many original features.
- Dining kitchen with appliances including range cooker.
- Doors to conservatory.
- Conservatory giving access to garden at rear.
- Main double bedroom with fitted wardrobes & feature fireplace.
- Further good sized double bedroom.
- Single bedroom/home office.
- Contemporary fitted shower room.
- Gas central heating.
- Private gardens to front.
- Enclosed good sized walled garden at rear with access towards garage.
- Shared driveway to side leading to garage.
- Long single garage with power and water supplies.
- Large, floored attic storage space in garage.
- Shared Visitor parking space to side of driveway
- Permit & metered on-street parking.

## GENERAL DESCRIPTION

A fabulous ground floor flat, forming part of a converted Victorian building in the prestigious Grange district of the city, situated to the south of Edinburgh City Centre, and perfectly positioned for access to a wide range of local amenities with only a short journey to the city centre itself. The property would be suitable for a range of buyers.





## LOCATION

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area 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. There are convenience stores nearby, a Tesco Express & Sainsbury's Local suitable for everyday needs, whilst bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and a Marks & 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 school and James Gillespie's Primary & High School, with private options such as George Watson's College and George Heriot's 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 FITTED CARPETS AND FLOORING COVERINGS, LIGHT FITTINGS, CURTAIN POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, FRIDGE, AUTOMATIC WASHING MACHINE AND FREEZER WITHIN THE GARAGE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



COUNCIL TAX BAND G

TRAIN STATION APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.

AIRPORT APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.

BUSES WITHIN 100 METRES



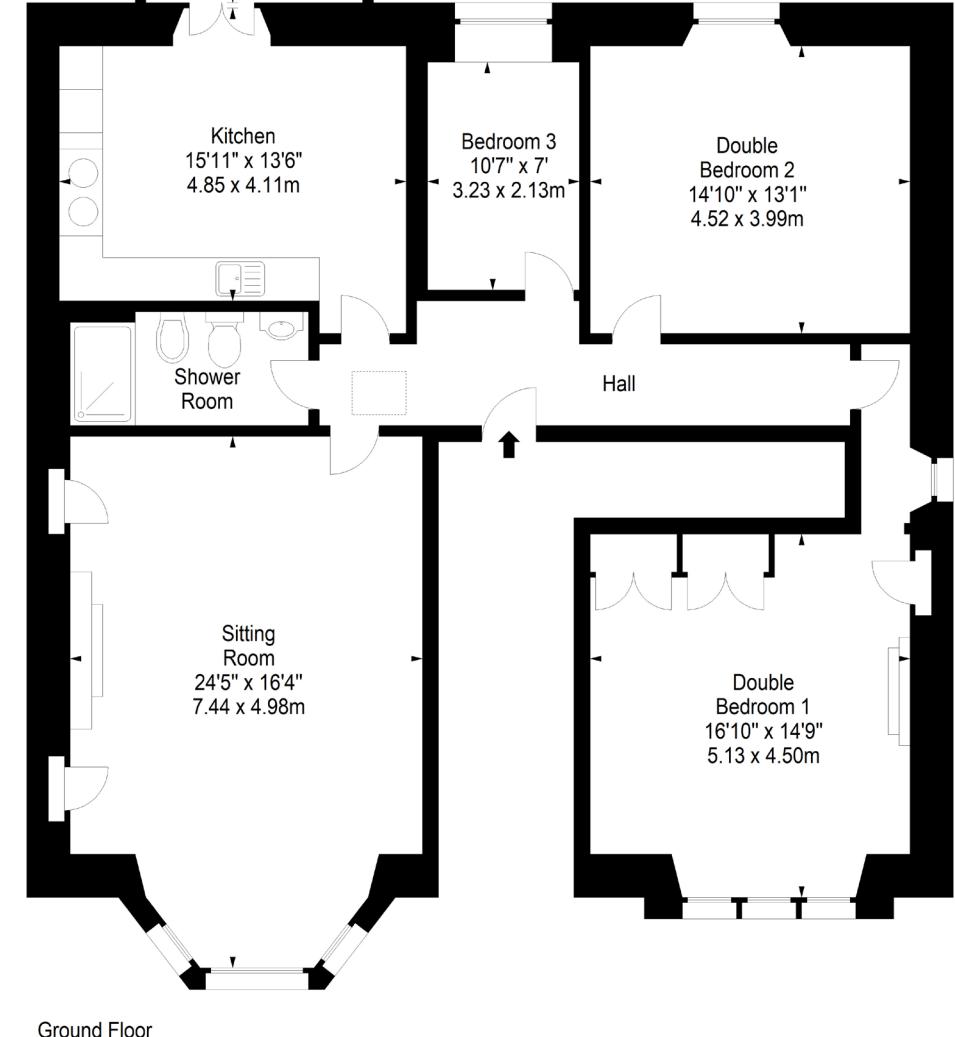
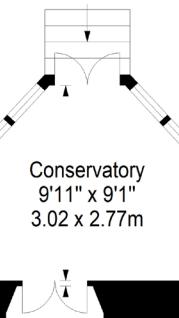
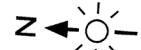
ENERGY PERFORMANCE  
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

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Approx. Gross Internal Area  
1406 Sq Ft - 130.62 Sq M  
Garage  
Approx. Gross Internal Area  
212 Sq Ft - 19.69 Sq M  
For identification only. Not to scale.  
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.