



5/3 Grange Terrace, Edinburgh, EH9 2LD



Welcome

Welcome to Grange Terrace, this charming and well-proportioned two bedroom top flat forms part of a converted Victorian stone-built house, boasting uninterrupted views to Blackford Hill and the Royal Observatory. The property is conveniently located in one of Edinburgh's most sought after residential districts. The Grange is renowned for its elegant architecture, leafy avenues, and tranquil residential atmosphere and is exceptionally well connected. Nearby Marchmont, Bruntsfield, and Morningside offer a wide selection of cafés, restaurants, independent shops, and supermarkets. The Meadows and Blackford Hill provide superb outdoor space for walking, cycling, and recreation. Presented to the market in good order throughout, we would recommend an early viewing.

Features

- Secure entry system
- Entrance hallway
- Living/dining beautiful views of the Royal Observatory and Blackford Hill
- Fully fitted kitchen
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Sash and case windows
- Gas central heating
- Street and permit parking available





Grange

Set against a backdrop of tree-lined avenues and elegant Victorian architecture, The Grange is one of Edinburgh's most prestigious and desirable residential areas. Known for its expansive stone-built villas, this exclusive neighbourhood offers a rare combination of grandeur, privacy, and proximity to the city centre. A haven for families and discerning buyers, The Grange enjoys a peaceful, suburban feel while being just a short distance from the boutique shops, artisan cafés, and cultural attractions of nearby Morningside, Marchmont, and Bruntsfield. The area is also within easy reach of The Meadows, one of Edinburgh's most iconic green spaces, ideal for recreation and relaxation. Properties in The Grange are highly sought after, thanks to the area's excellent schooling options both private and state and convenient access to the University of Edinburgh's main campuses and city hospitals.

Extras

Included in the sale are all fitted floor coverings, light fittings, blinds, and integrated kitchen appliances



Get in touch

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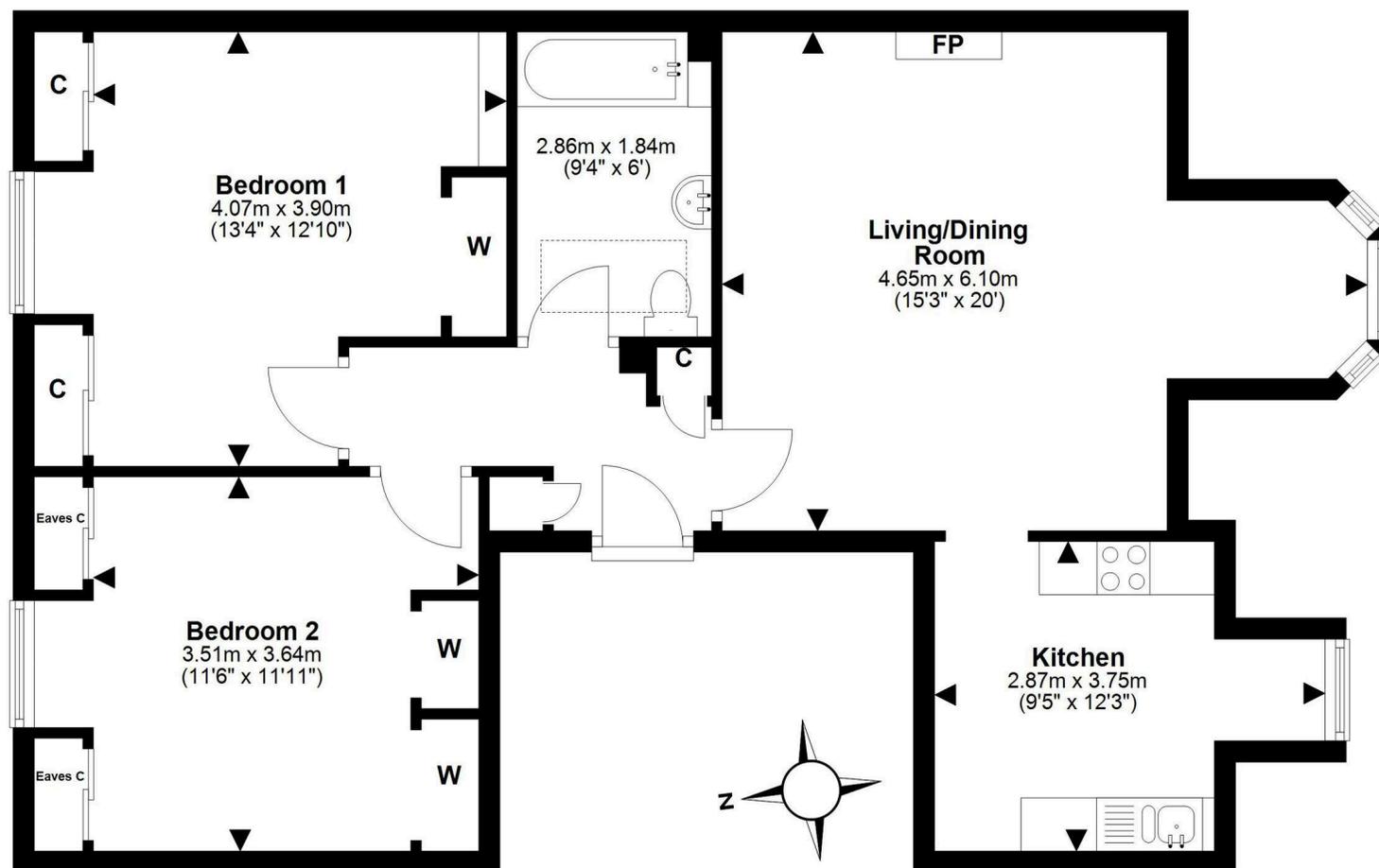
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.