



20/4, Grange Loan, The Grange, Edinburgh, EH9 2NR

Well-Presented One Bedroom, Third (top) Floor Flat

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Property Description

Well-presented one bedroom, dual-aspect flat, set on the third (top) floor of a traditional stone-built tenement, and conveniently located in the desirable Grange area, just south of Edinburgh city centre.

Comprises: an entrance hall, living room, dining kitchen, a double bedroom, and a bathroom.

Features include extensive varnished original wood flooring, a fitted kitchen with appliances, gas central heating, and double glazing. In addition, there is period cornice-work, TV and telephone points, a secure entry system, and a shared drying yard.

All furnishings are available for inclusion in the sale.

The hall gives access throughout and features a built-in store cupboard with lighting, the entryphone handset, and offers space for freestanding furniture. A bright public room is set to the front, and features decorative cornice-work, a gas fireplace with a period-style surround, an open-shelved press, and a central pendant light fitting.

The kitchen is set to the rear, with wood-effect flooring and space for a breakfast/dinner table. The kitchen includes fitted units, stone-effect worktops, a sink with drainer, tiled surround, a freestanding fridge/freezer and washing machine, and an integrated electric oven and hob with a canopy above.

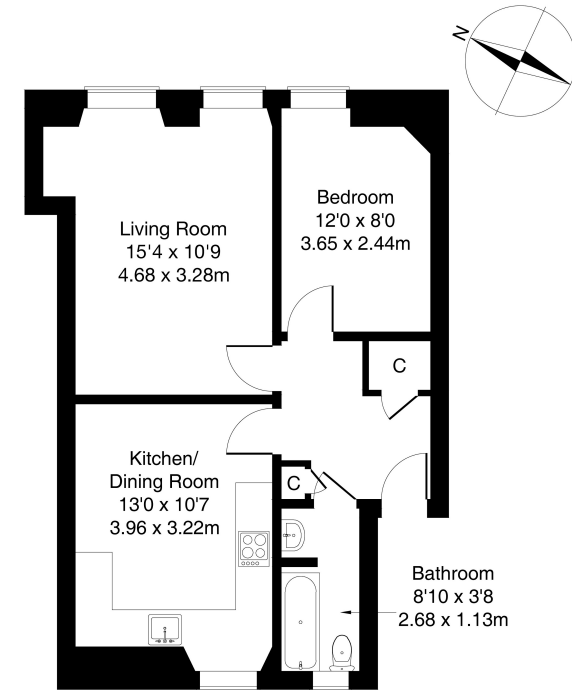
A bright bedroom is set to the front, with built-in storage under the window, varnished wood flooring, cornice-work and a central pendant light fitting. Completing the accommodation, the bathroom has a rear-facing window and is fitted with a modern suite, including a mains shower over the bath.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (549 sq ft - 51 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Grange is a highly desirable area comprising mostly of impressive period stone-built villas, just south of Edinburgh centre. The neighbouring districts of Newington and Marchmont provide a number of local amenities, specialist shops, and a vibrant atmosphere of bars, restaurants, and cafes. The Cameron Toll Shopping Centre also offers a selection of high-street shops, and a Sainsbury's

superstore. A convenient location for Edinburgh University, The Royal Infirmary, the Scottish Parliament, and the Royal Commonwealth Pool, there are also many open green spaces including Holyrood Park and Arthur's Seat, Blackford Hill and The Meadows. Well-regarded schooling is available at all levels within the area, and regular bus services provide easy access to and from the city





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