



**Thorntons**  
The right way to move

7 Seton Place,  
Grange,

Edinburgh, EH9 2JT





## Summary

Enjoying an exclusive setting in the Grange conservation area, this lower villa forms part of a converted Victorian building, with delightful private front and rear gardens, as well as private off-road parking. Offering a perfect blend of retained period features (including high ceilings framed by cornicing, original sash windows with shutters, and original floorboards) and sympathetic modern upgrades, the property comes with two generous reception rooms, a dining kitchen with garden access, a spacious double bedroom and a contemporary three-piece shower room. Gas central heating ensure a warm and cost-effective environment all year round. Extras: Included in the sale are all the fitted floor and window coverings, light fittings, integrated appliances and garden shed.

## Features

- Exclusive Grange conservation area
- Lower villa, part of a Victorian conversion
- Beautiful, mature private gardens to front and rear
- Private, off-road parking for one vehicle
- Spacious and flexible accommodation
- Airy entrance hallway with original floors
- Sitting room with ornate cornice and fireplace
- Large dining room with garden views
- Dining kitchen with direct garden access
- Generous double bedroom with fitted storage
- Contemporary three-piece shower room
- Gas central heating throughout



Its leafy location offers a tranquil location yet within walking distance of outstanding amenities





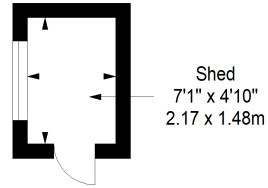


The beautifully stocked rear garden enjoys a westerly aspect, bathing in warm afternoon sunshine

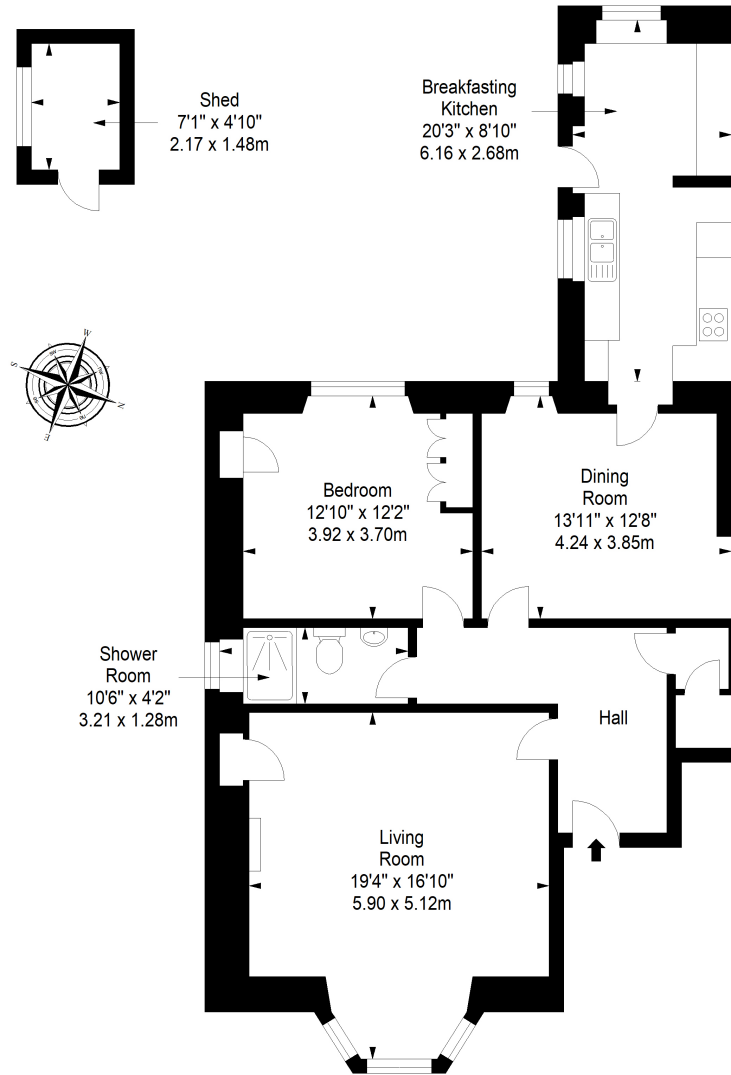


# Floorplan

**Shed**  
Approx. 3.2 sq. metres (34.4 sq. feet)



**Ground Floor**  
Approx. 89.9 sq. metres (967.7sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)



# Thorntons

The right way to move

## Our Branches

### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburgea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland