



122 Grange Loan
EDINBURGH | EH9 2EF


warners
solicitors & estate agents



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Offering a truly remarkable, rarely available home in the heart of Edinburgh's prestigious Grange district, this substantial and superb sized main door upper villa with private rear garden and garage boasting three double bedrooms, two bathrooms, a grand bay windowed living room and kitchen/dining room. There is also a handy utility room and study which would make an ideal home office. The property is entered via a private gate and pathway leading to the front door entrance vestibule and stairs lead to the upper accommodation. There is a door on the half landing which gives access to the private rear garden and the garage.

Viewing is essential to fully appreciate this wonderful, light filled property, boasting spacious public rooms, attractive fittings, stylish presentation throughout. Externally the rear garden, bordered by a brick wall is mainly laid to lawn with an intimate patio area, perfect for al fresco dining. There is also a handy shed for external storage. The property further benefits from gas central heating and unrestricted street parking. The property comprises: -

- Welcoming entrance vestibule with stairs leading to the upper accommodation
- Light and spacious Hallway flooded by natural light from cupola.
- Study (make an ideal home office) with Ramsey ladder access to the attic
- South facing elegant bay windowed Livingroom featuring a log burning stove with floating oak mantle
- Well appointed Kitchen / Dining room with two good sized storage cupboards
- Master bedroom with recently fitted stylish ensuite bathroom with three piece suite, waterfall style shower over bath
- Two further spacious Double Bedrooms (one with integrated storage)
- Recently fitted contemporary Bathroom with stylish white three piece suite, waterfall style shower over bath
- Unrestricted Street Parking
- Gas Central Heating
- Private Rear Garden & Single Garage

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: all blinds and curtains, Rangemaster cooker, dishwasher and fridge. EPC C.

The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks over nearby Blackford Hill, Braid Hill and Arthur's Seat. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.



