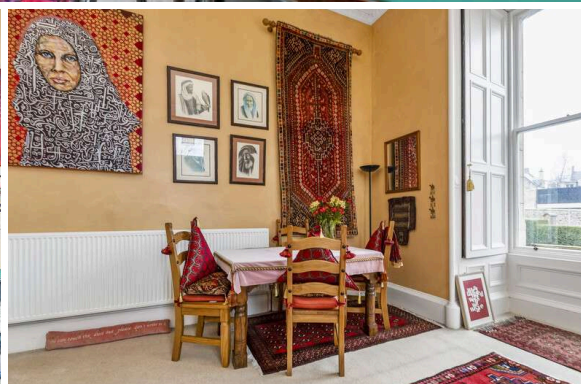




123/3 Grange Loan
GRANGE | EDINBURGH | EH9 2EA


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123/3 Grange Loan

GRANGE | EDINBURGH | EH9 2EA

Set within a handsome 19th century villa with a rich history this ground floor apartment enjoys opulent period features high ceilings and is surrounded by sprawling communal grounds and benefits from an allocated parking space. The property is nestled in the heart of the Grange one of the cities most prestigious postcodes and is moments from excellent amenities and vast open green spaces. The accommodation comprises a welcoming entrance hallway with ample sized storage cupboards, bright dual aspect lounge with large windows that flood the room with an abundance of natural light with generous dining space and detailed cornicing, breakfasting kitchen with fitted units, large bedroom with excellent built-in wardrobes and the flat is completed by a stylish shower room.

- Ground floor apartment
- Highly regarded conversion from a handsome 19th century villa
- Allocated parking space
- Manicured communal grounds
- Heart of the Grange location
- Welcoming hallway
- Bright lounge
- Fitted kitchen
- Spacious bedroom with built-in wardrobes
- Stylish shower room

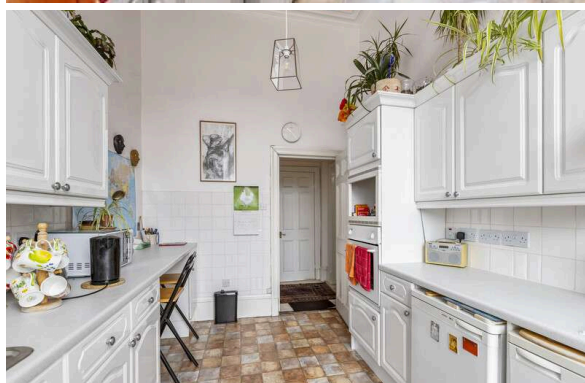
EPC Rating D.

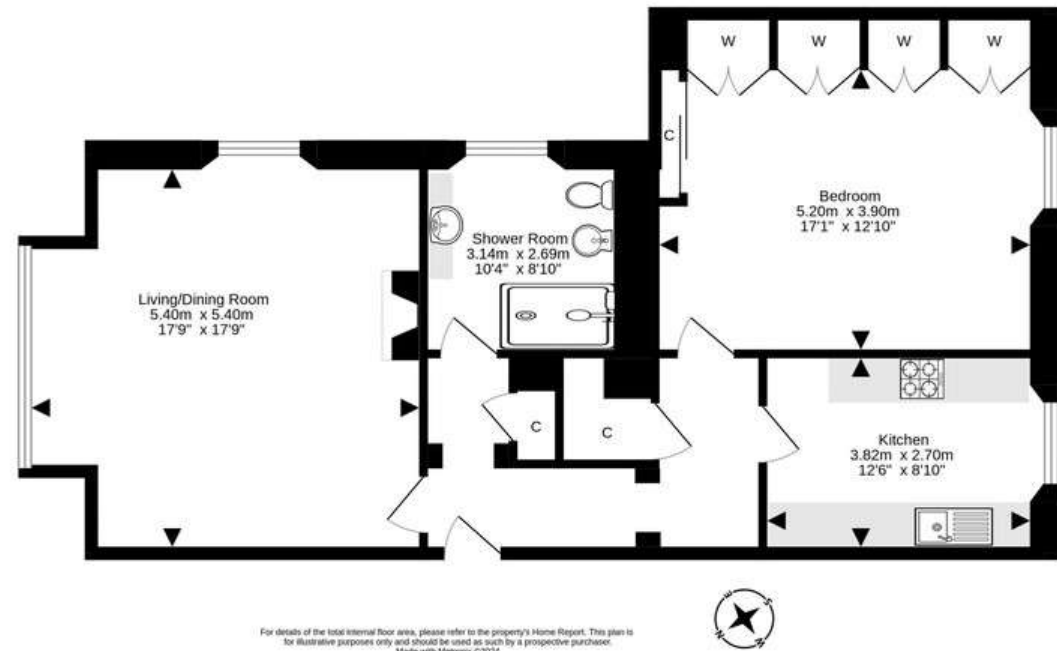
Extras include all curtains and blinds, washing machine, fridge/freezer, microwave, hob and electrical oven. Other furniture may be available by separate negotiation.

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



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.





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