



23 Grange Terrace, Edinburgh, EH9 2LE

Elegant three-bedroom main door lower villa with driveway and private south-facing garden

URQUHARTS

EDINBURGH



DESCRIPTION

23 Grange Terrace is an elegant and spacious three-bedroom main door lower villa with driveway and private garden, situated in the desirable Grange area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule & hall; bright sitting room with open gas-effect fireplace and bay window overlooking the front garden; spacious living room/dining room with gas fireplace and views towards Blackford Hill, leading through to the kitchen; fitted kitchen with wall & base units, integrated appliances, and door to the south-facing patio area and rear garden; two double bedrooms, both with built-in storage cupboards, one with wash/hand basin; bedroom three or home office/study; and a modern shower room with underfloor heating.

ACCOMMODATION

Entrance hall. Sitting room. Kitchen / Dining room. Three bedrooms. Shower room.

Gas central heating. Original sash & case windows with secondary glazing. Driveway. Well-maintained front and rear private gardens, with the rear garden mainly laid to lawn with patio and decking area. Full-span cellar beneath the property. Resident's permit and pay & display on-street parking.



LOCATION

The Grange is a prestigious, residential suburb located approximately 1½ miles south of the city centre. There is a local convenience store on Blackford Avenue, with plenty of supermarkets and a range of other specialist shops, cafes, and restaurants in neighbouring Newington, Marchmont, Morningside and Bruntsfield all within walking distance. Recreational activities in the area include The Meadows, Hermitage of Braid, Blackford Hill, The Pentlands, Holyrood Park, Arthur's Seat, and several renowned golf courses. Leisure activities include Carlton Cricket Club, Warrender Swim Centre, and The Royal Commonwealth Pool, skiing at Midlothian Snow Sport Centre at Hillend, The Churchill Theatre, and family-run Dominion Cinema. Catchment schools in the area include James Gillespie's Primary and High School, St Peter's RC Primary, St Thomas of Aquin's RC High and private schools within easy



reach include George Watson's College, George Heriot's, and Merchiston Castle School. Edinburgh and Napier University campuses are within reach, in particular Edinburgh University's King's Buildings. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and major motorway networks via the City Bypass.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

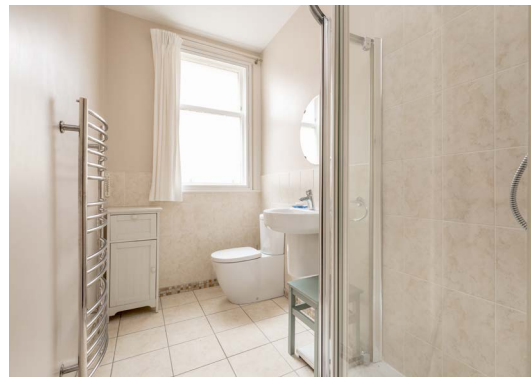
For price and viewing arrangements please contact Urquharts 0131 556 2896

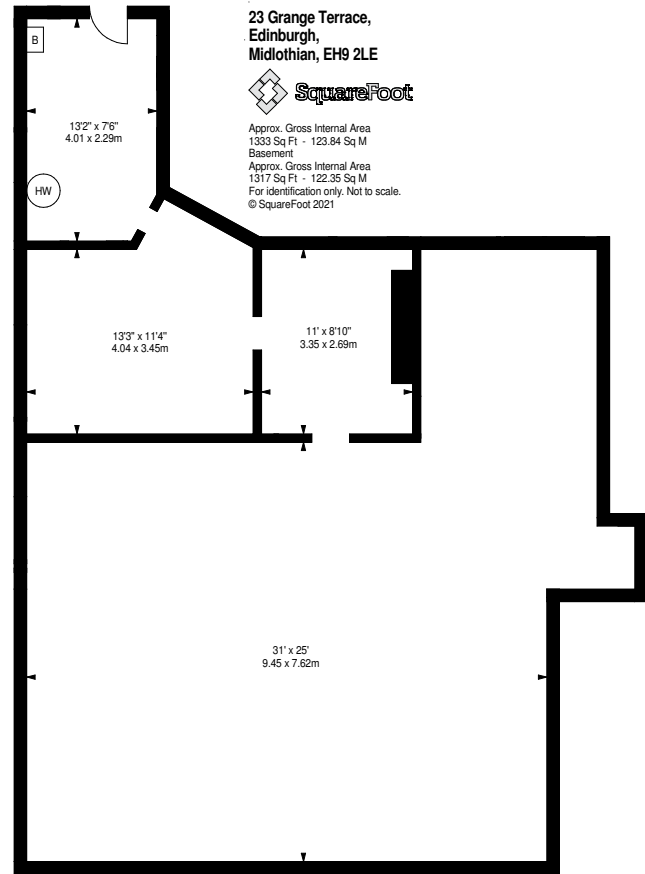
HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **D**



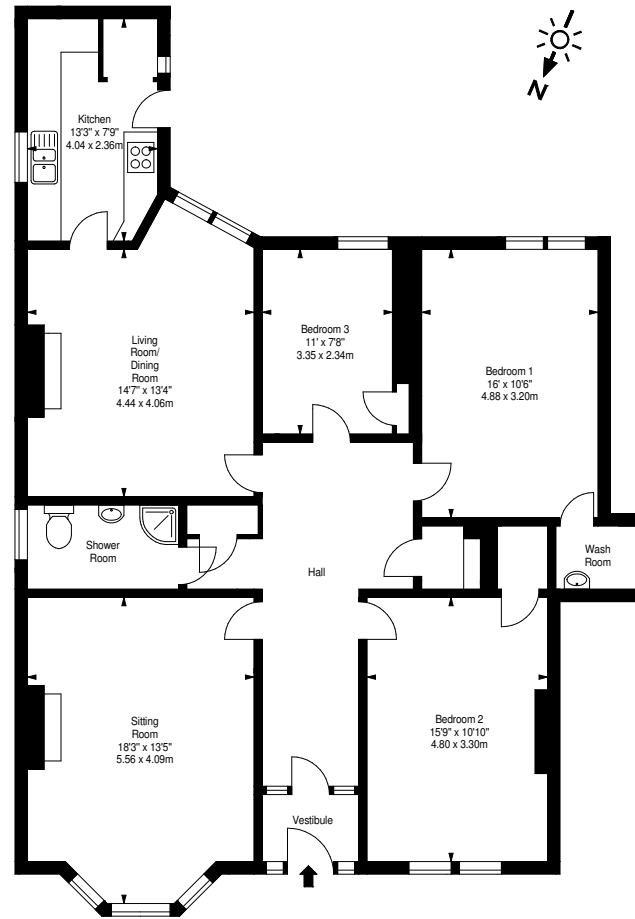


Basement

23 Grange Terrace,
Edinburgh,
Midlothian, EH9 2LE



Approx. Gross Internal Area
1333 Sq Ft - 123.84 Sq M
Basement
Approx. Gross Internal Area
1317 Sq Ft - 122.95 Sq M
For identification only. Not to scale.
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Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.