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58 GRANGE LOAN | EDINBURGH







A charming, south facing, end terrace, Victorian villa located within the much sought after district of 'The Grange Conservation Area'. The property provides superb spacious family accommodation over three levels and includes front and back gardens and shared driveway.



58 Grange Loan
Edinburgh





SITUATION:

The property is located within the renowned Grange Conservation Area, a small peaceful district located approximately one mile south of the city centre and considered one of Edinburgh's most sought-after residential areas.

There is a wide variety of speciality shopping and cafes and restaurants in neighbouring Newington, Marchmont, Bruntsfield, and Morningside, including a Waitrose, M&S food store, the Churchill Theatre and Dominion Cinema. Nearby recreational facilities include Midlothian Ski Centre, Blackford Hill with its Royal Observatory, Hermitage of Braid, as well as a number of golf courses and sports clubs. The City Bypass is accessed from nearby Fairmilehead and provides fast and efficient road links to the Edinburgh Royal Infirmary, the A1 South and central belt motorway network.

The area is well served by public transport services into the city and surrounding areas and well placed for access to the main Edinburgh University buildings at George Square, and Kings Buildings. There are excellent schools in the area including George Watsons, Heriots and Gillespies.

SUMMARY OF ACCOMMODATION:

The property offers excellent family accommodation with many original period features including original fireplaces, ornate cornice work, varnished and polished wooden floors and balustrade. The current owners have refurbished the accommodation over their period of ownership, the kitchen being the most recent upgrade over the last year.

There is a shared driveway, with parking for one vehicle, permit zone parking, front garden with lawn area, shrubs and conifer. Fully enclosed, north facing back garden with decked area and room for al fresco dining, a garden shed and a gate leading to the shared driveway.

The internal accommodation is as follows:

- Entrance vestibule.
- Reception hall with large, walk-in storage cupboard off, and understairs cupboard.
- Drawing room with south facing bay window, varnished original floor, feature fireplace, deep shelved corner cupboard and ornate cornice work.

- Kitchen / dining room - a very spacious, recently fitted kitchen with windows overlooking the rear garden, generous base and wall mounted units, 'Smeg' gas cooker, extractor hood, electric double oven, 'Belfast' sink with mixer tap, tiled floor and splashback. The dining area has varnished original wooden floor, feature wood burning stove and Edinburgh wall press.
- Utility room - base units, shelving and storage space, stainless steel sink, WC off and also separate 'Sauna' currently used as a store room. Back door leading to the garden.
- 2 beautiful original stained glass windows are featured in the mid and upper landing.

First Floor:

- Master bedroom - sumptuous sunny south facing double room with bay window and deep shelved corner cupboard.
- Bedrooms 2 & 3, both double in size, both with feature fireplace.
- Family bathroom, fitted with 3-piece white suite, tiled floor and walls, shower over bath with shower screen.

Second Floor:

- Shower room.
- 3 further bedrooms, two are double and one is single.
- Large walk-in cupboard housing central heating boiler with storage space.

General Remarks

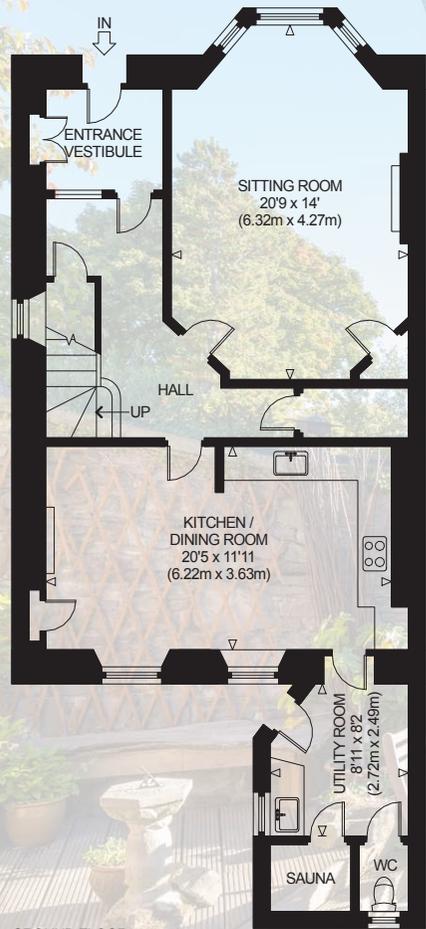
Fixtures and Fittings:

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other aspects the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

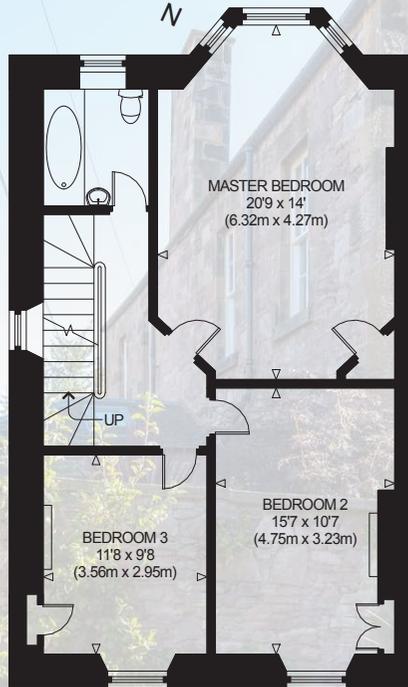
Services:

Mains water, mains drainage, gas and electricity. Gas central heating throughout (via a combination boiler).

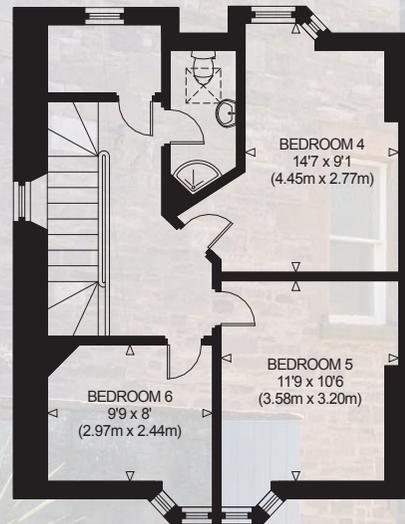




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 858 SQ FT / 79.7 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 727 SQ FT / 67.5 SQ M



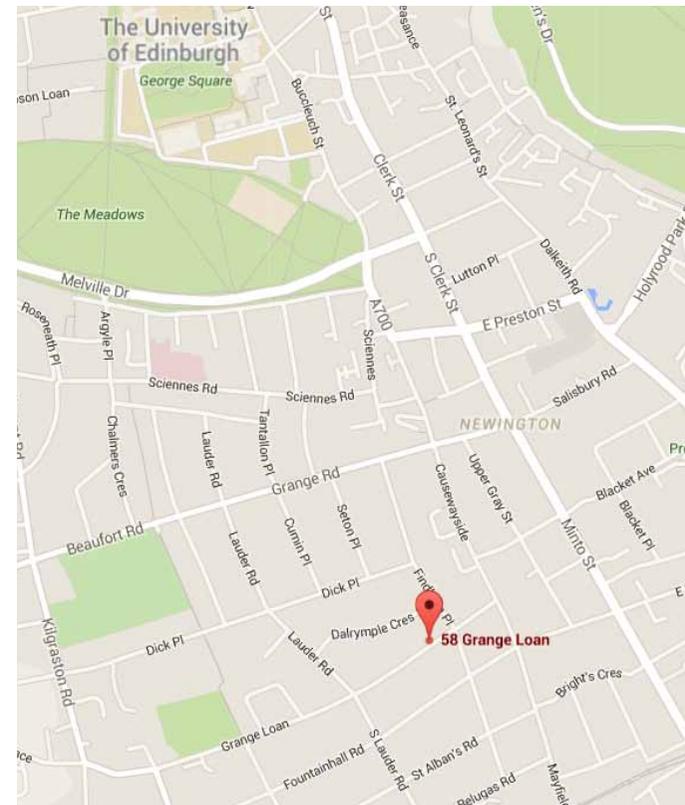
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 549 SQ FT / 51.0 SQ M

GRANGE LOAN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2134 SQ FT / 198.2 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Postcode

EH9 2EP

Outgoings:

Council Tax Band Category: G

EPC:

D

Viewing:

By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH.

Tel: 0131 220 4160.

Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Particulars prepared October 2015 – First Issue





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