



The Grange 11/7 Strathearn Road, Edinburgh, EH9 2AE

Offers Over £595,000

Viewing Sun 2-4 or by appt tel Agent 0131 525 8666

SIMPSON & MARWICK

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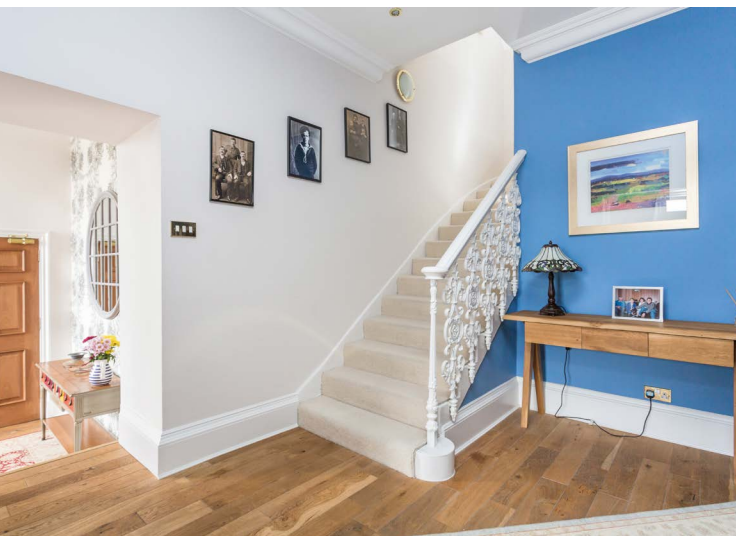


Description

11/7 Strathearn Road is a stunning and extremely spacious 5 bedroom Victorian double upper situated in the Grange, one of Edinburgh's most highly desirable residential areas. The beautifully presented accommodation combines attractive period features with contemporary fittings and most of the rooms offer fantastic views to Arthur's Seat, Blackford Hill or the Pentlands.

The generously proportioned apartment, which occupies the second and third floor, is accessed through a well maintained shared entrance with secure entry phone system. The accommodation comprises on the second floor - spacious vestibule with storage cupboard; large reception hall; sitting/dining room with Kahrs wooden flooring, coal effect gas fire and bay window with views to Arthur's Seat; dining room/office with French doors opening to a south facing Juliet balcony with stunning open views across south Edinburgh to the Pentlands; kitchen/breakfast room with integrated appliances and granite work surfaces; utility room with fitted units and a sink; substantial master bedroom with French doors opening to a south facing Juliet balcony; contemporary ensuite shower room; and WC.

A sweeping, carpeted staircase leads to the upper floor - bright and spacious landing with eaves storage; double bedroom 2 with dual aspect windows offering views to the south and Arthur's Seat; two further double bedrooms both with views to Arthurs Seat; bedroom 5/study (currently used as storage) with skylight; and stylish shower room.



**Stunning 5 bedroom
double upper with
fantastic views and secure
private parking**

Location

The prestigious area of The Grange is located to the south of Edinburgh's city centre. Morningside and Bruntsfield are within easy reach providing excellent supermarkets including Waitrose, Marks & Spencer and Tesco in addition to many quality specialist retailers. Cameron Toll shopping centre is also nearby. The Grange is well placed for anyone working in the city or for the University of Edinburgh and the King's Buildings. Pleasant walks can be found at Hermitage of Braid and Blackford Hill offering panoramic views. Private and public golf courses are also within easy reach and swimming facilities can be found at the Royal Commonwealth Pool and Warrender Swim Centre. The Dominion Cinema and Churchill Theatre are also close by. Good bus services run to and from the city centre and there is easy access to the city bypass. Schooling is well represented in the state and private sectors.

Outside

The property has two south facing Juliet balconies which offer stunning views to Blackford Hill and the Pentland Hills.

Parking

An allocated space is situated within the private car park which is accessed via electric gates. There is a shared bike store to the rear of the property.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds and light fittings are included in the sale price as are the hob, oven, extractor hood, dishwasher and fridge/freezer in the kitchen and the washing machine and tumble dryer in the utility room.

Services

The property is heated by a gas central heating system (new boiler installed May 2015) and also has a security alarm system and partial double glazing.

Management

The building is factored by Hacking and Paterson for a fee of approximately £500 per annum.

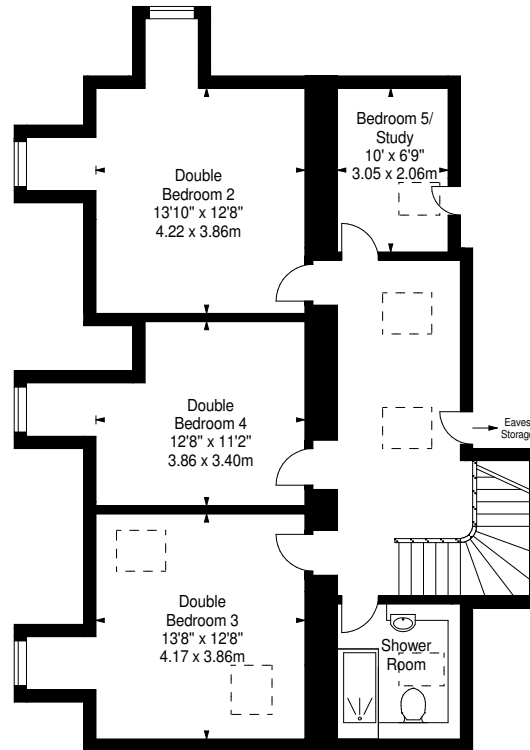
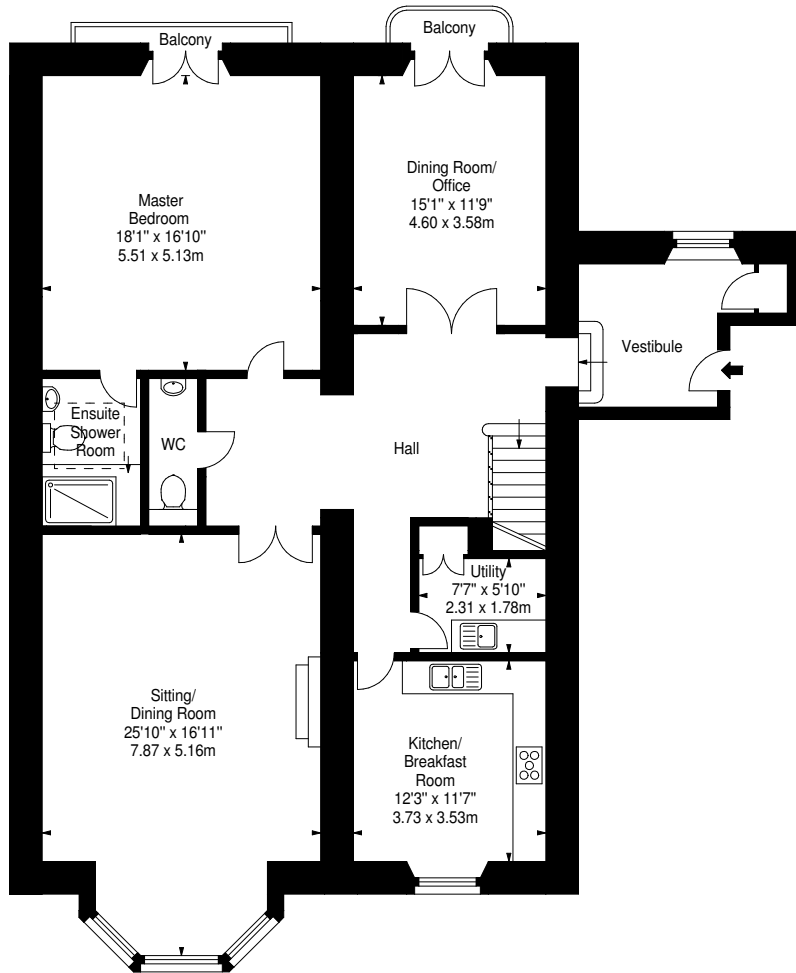
EPC Rating D

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 2603 Sq Ft - 241.82 Sq M
 For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

