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## **2/3 WEST GRANGE GARDENS**

GRANGE, EDINBURGH, EH9 2RA

***For viewing and price information call now on 0131 200 1234***



## DESCRIPTION

*Bright and spacious three bedroom first floor flat with garage in an exclusive residential development set within approximately two acres of private landscaped gardens. The development is located in a quiet and peaceful setting in the renowned and prestigious area of the Grange, overlooking Carlton Cricket Club. The property offers flexible accommodation and boasts an impressive south-facing open plan living/dining room overlooking the superb private gardens and out to Blackford Hill.*



## Property Features

(see floor plan for measurements):

- Welcoming L-shaped hall providing access to all rooms with extensive borrowed light from large frosted windows to the lounge. Door entry phone. Built-in cupboard with hot water cylinder and shelf storage. Built-in linen cupboard with shelf storage. Storage radiator. Telephone point. Fitted carpet
- Impressive, bright open-plan living room/dining room with large windows and French door to balcony with south facing outlook over landscaped gardens. Feature fireplace with marble surround and inset electric fire. Good sized dining-area with ample space for dining table and chairs. Coving. Fitted blinds and curtains. Two storage radiators. Fitted carpet
- South facing balcony with space for small table and chairs offering stunning views over the attractive shared gardens and beyond to Blackford Hill.
- Kitchen with windows overlooking Carlton Cricket Club. Excellent range of fitted modern wall and base units with granite effect fitted worktops and splashback. Stainless steel sink with drainer and mixer tap. Integrated induction hob and stainless steel electric oven. Integrated extractor hood. Automatic washing machine. Dishwasher. Integrated fridge and freezer. Extractor fan. Tile-effect laminate flooring.
- Master bedroom with window offering open outlook over Carlton Cricket Club. Fitted wardrobes with shelf/hanging storage. Fitted bedside tables and dresser. Blind and curtains. Storage radiator. Fitted carpet.
- Double bedroom with window to side, fitted blind and curtains. Built-in wardrobe with shelf/hanging storage and mirrored sliding doors. Storage radiator. Fitted carpet.
- Double bedroom again with open outlook over Carlton Cricket Club, fitted blind and curtains. Built-in wardrobe with shelf/hanging storage and mirrored sliding doors. Storage radiator. Fitted carpet.

- Large shower-room with frosted window. Three piece white suite comprising wash hand basin, w.c. and bidet. Double walk in shower with glass splash screen. Mixer rain and hand held shower. Splashback panelling to shower. Wall and floor tiling. Mirror with vanity lighting. Extractor fan. Electric towel radiator
- Separate w.c. with wash hand basin. Full wall and floor tiling. Mirror with vanity lighting. Extractor fan
- Magnificent, well maintained communal gardens featuring a variety of mature shrubs and trees and immaculate lawns.
- Double Glazing
- Single garage with up and over door with power and light. Communal water tap
- Unrestricted private residents' parking

### ITEMS INCLUDED:

All fitted carpets and floor coverings, light fittings, curtains, dishwasher, automatic washing machine, microwave oven, TV and all integrated appliances.

Other items may be available by way of separate negotiation.

### FACTOR:

The development is currently factored by James Gibb Residential Factors for an annual fee of £1,330. This includes block buildings insurance and covers maintenance of all communal areas including gardening, cleaning and any ad-hoc repairs required.

### LOCATION:

The prestigious area of the Grange is located approximately 1.5 miles south of Edinburgh's city centre. The area offers a good choice of local shops, restaurants and amenities, with several bus services providing quick and easy access to Marchmont, the city centre and beyond.

Morningside and Bruntsfield are within easy reach providing a range of supermarkets, including Waitrose and Marks & Spencer, and many quality specialist retailers. Cameron Toll shopping centre is also easily accessible. The Grange is well placed for anyone working in the city or for the University of Edinburgh and the King's Buildings. The Hermitage of Braid and Blackford Hill are nearby, offering pleasant walks and panoramic views. Private and public golf courses are within easy reach and Carlton Cricket Club, one of Edinburgh's premier clubs, is directly across the road, where social membership is available to residents. Other leisure facilities nearby include the Festival Theatre, Royal Commonwealth Pool, Warrender Swim Centre, The Dominion Cinema and Churchill Theatre. Schooling is well represented in the state and private sectors, by James Gillespie's Primary School, St Peter's RC Primary School, James Gillespie's High School, St Thomas of Aquin's RC High School, George Watson's College and George Heriot's.

The main motorway networks are easily accessible, leading to the City Bypass, Forth Road Bridge and Edinburgh Airport.

**West Grange Gardens,  
Edinburgh,  
Midlothian, EH9 2RA**



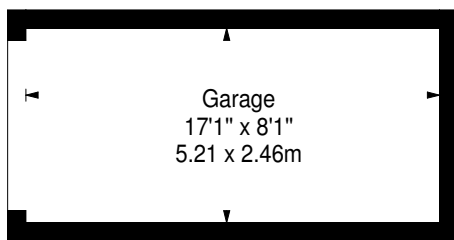
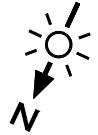
Approx. Gross Internal Area  
1192 Sq Ft - 110.74 Sq M

Garage

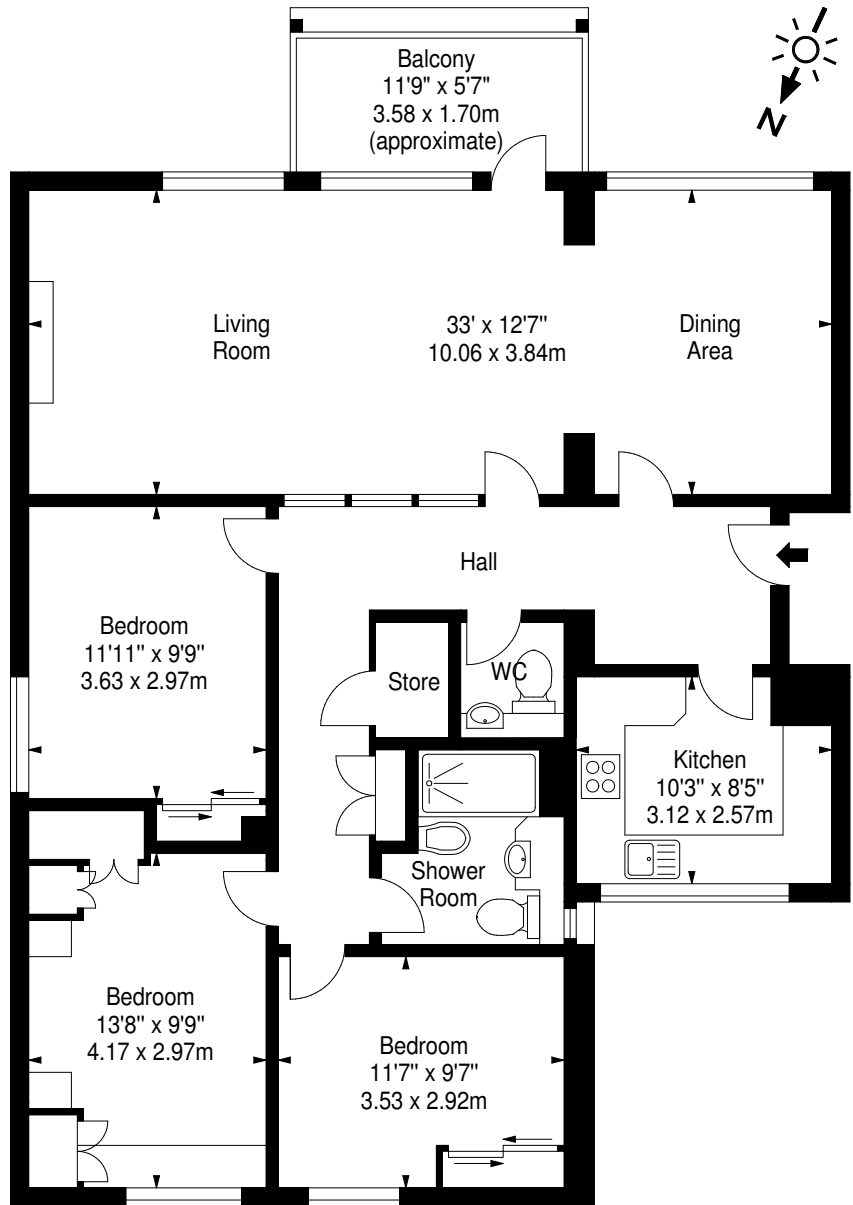
Approx. Gross Internal Area  
136 Sq Ft - 12.63 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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**EPC RATING:**

TBC

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with B+M as soon as possible post viewing and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.