



86a Grange Loan
Edinburgh
EH9 2EP

86a Grange Loan

   **EPC**
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Located in a popular and highly regarded area to the south of Edinburgh, this double upper villa will appeal to a range of buyers and offers excellent potential. The property is in need of some modernisation and also benefits from a detached garage, private off-street parking by way of a driveway and well-tended garden area to rear. Internally, the accommodation comprises of: vestibule leading to spacious inner hall; living room to front with fireplace and ornate decorative cornicing; dining room with feature fireplace and Edinburgh press cupboard; kitchen with top and base units plus space for appliances; upper landing with walk in storage cupboard and skylight; master bedroom with integrated wardrobes; second bedroom with integrated wardrobes; two further bedrooms; and family bathroom with WC, wash hand basin and bath with shower over.

Property Features

Detached garage

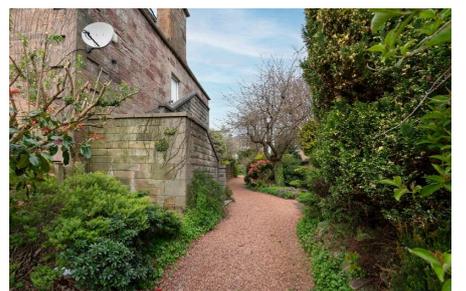
Driveway

Gardens

Requires modernisation

Desirable area







The Grange is a popular residential area with a host of buyers, including families, professionals and retirees. The University of Edinburgh is easily accessible at the Potterrow, Pollock Halls and Kings Buildings campuses and the area is well served by primary and secondary schools in both the public and private sector. A number of independent coffee shops, eateries and bars are available within the Grange itself and also the neighbouring areas of Blackford, Morningside and the Meadows. Supermarket shopping can be found a short drive from the property at Waitrose in Morningside and Cameron Toll Shopping Centre which has a Sainsburys and Aldi Supermarket.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures. The sellers will not warrant the working order of the appliances, systems or services. The property is being sold as seen.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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