



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**3/4 GRANGE LOAN**

The Grange, Edinburgh, EH9 2NP



Situated in the city's exclusive Grange area, this second-floor corner flat forms part of a handsome, Victorian tenement building and boasts attractive contemporary interiors and lovely period features. The two-bedroom home further benefits from views of the iconic Arthur's Seat and has excellent amenities on the doorstep and within easy reach, such as independent retailers, well-known stores, transport links across the city, cafés and restaurants, and scenic open spaces including Holyrood Park, The Meadows, and Bruntsfield Links.

Extras: Integrated kitchen appliances comprising a double oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Second-floor corner flat within a Victorian tenement building in the exclusive Grange area
- Attractive interiors and views of Arthur's Seat
- Secure shared entrance and stairwell
- Welcoming hallway with two built-in storage cupboards
- Dual-aspect living/dining room with beautiful corning
- Two double bedrooms, one benefitting from a walk in dressing area
- Stylish, contemporary shower room with rainfall showerhead
- Gas central heating and double glazing
- Access to a large shared garden
- Controlled on-street parking (Zone 7)







"THIS WELL-PRESENTED, TWO-BEDROOM VICTORIAN FLAT BOASTS VIEWS OF THE ICONIC ARTHUR'S SEAT."





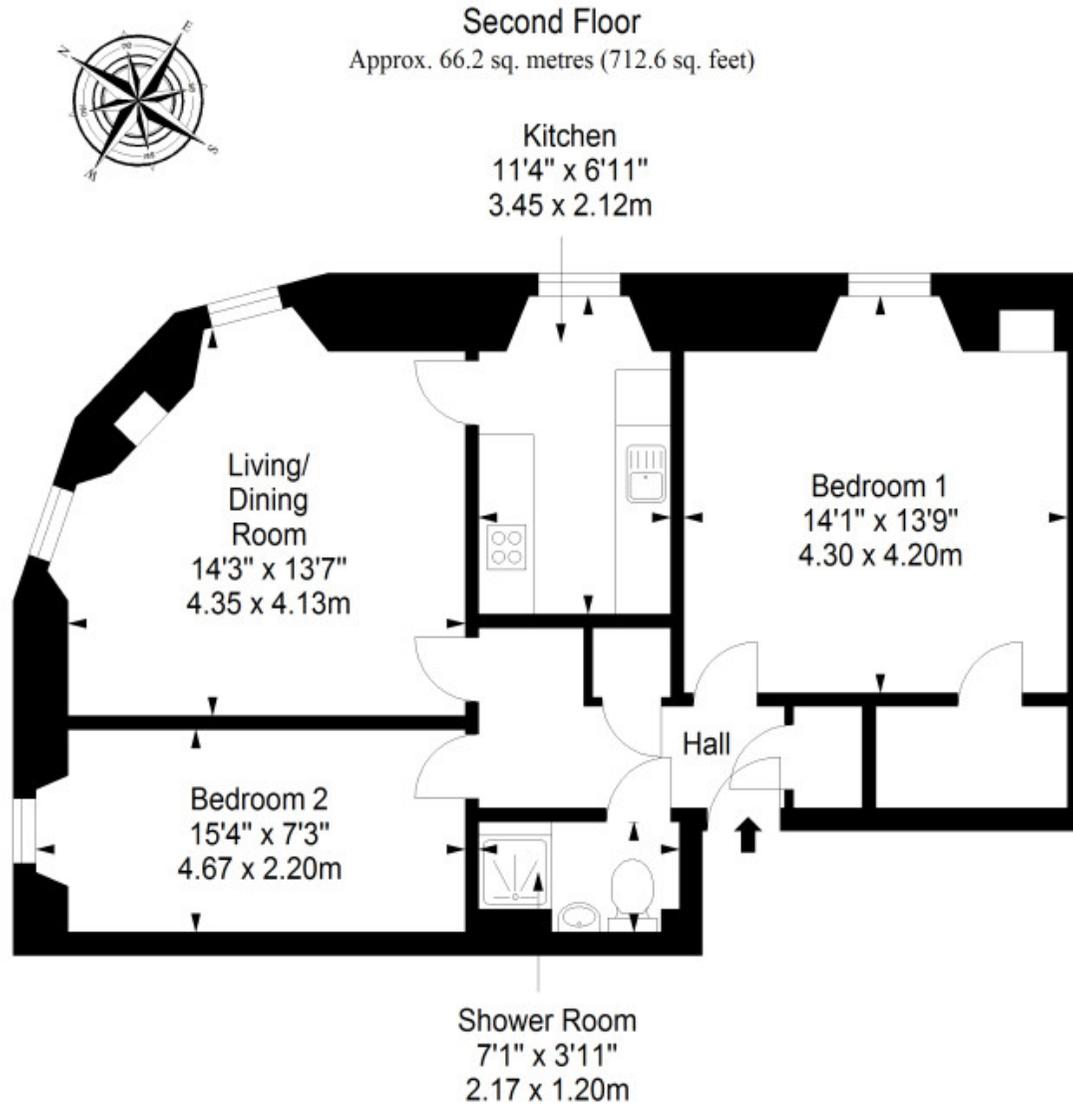
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



### Second Floor

Approx. 66.2 sq. metres (712.6 sq. feet)

Kitchen  
11'4" x 6'11"  
3.45 x 2.12m

Living/  
Dining  
Room  
14'3" x 13'7"  
4.35 x 4.13m

Bedroom 1  
14'1" x 13'9"  
4.30 x 4.20m

Bedroom 2  
15'4" x 7'3"  
4.67 x 2.20m

Hall

Shower Room  
7'1" x 3'11"  
2.17 x 1.20m

Total area: approx. 66.2 sq. metres (712.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

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## BORDERS

01890 880 008



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