



## THE GRANGE

7/3 Strathearn Place

OFFERS OVER £260,000

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

### DESCRIPTION

7/3 Strathearn Place is an elegant and spacious two bedroom flat situated within a Victorian terraced property in the sought after residential district of The Grange. The property is in excellent decorative order throughout and retains many attractive period features including stripped wooden floors and doors, cornicing and a lovely fireplace in the sitting room. Both bedrooms and the sitting room have superb wooden plantation style shutters on the windows.

The flat is entered via a well maintained stairwell where there are two private store cupboards at ground floor level. The accommodation in the flat comprises - welcoming hall with a large storage cupboard and roof lights; beautiful sitting room with cornice, ceiling rose, sanded wooden floor and a attractive fireplace with coal effect gas

## Elegant and spacious 2 bedroom top floor flat

fire; bright and spacious kitchen/dining room with breakfast bar, space for a large dining table and two south facing windows offering views to the Pentlands; double bedroom 1 with southerly aspect; further good sized double bedroom 2; and bathroom with skylight.

### LOCATION

The prestigious area of The Grange is located a short distance to the south of Edinburgh's city centre. Morningside and Bruntsfield are within easy reach providing excellent supermarkets including a 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 which offer

panoramic views of the city. 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.

**PARKING**

Zoned residents' parking is available on Strathearn Place.

**FIXTURES AND FITTINGS**

All carpets, blinds and light fittings are included in the sale price as are the hob, double oven, extractor hood and dishwasher in the kitchen and the mirror in the sitting room. The fridge/freezer and washer/dryer may be for sale by separate negotiation.

**SERVICES**

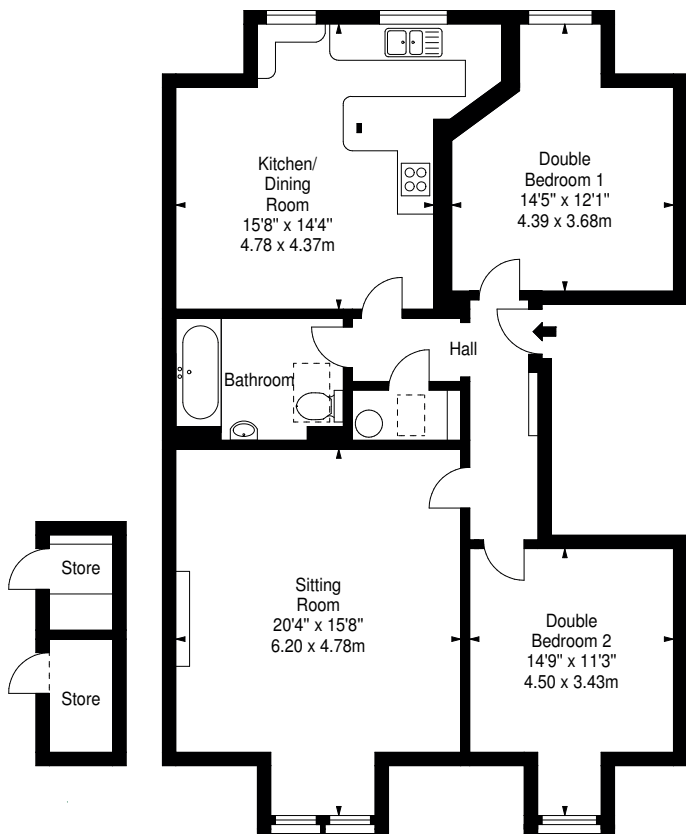
Heating and hot water are provided by traditional gas central heating. The property has two storage cupboards in the entrance hall.

**SCHOOL CATCHMENT AREAS**

The property is situated within the catchment area for the highly regarded James Gillespie's Primary and Secondary Schools.

**EPC RATING E**

Approx. Gross Internal Area  
1000 Sq Ft - 92.90 Sq M  
Stores  
Approx. Gross Internal Area  
42 Sq Ft - 3.90 Sq M  
For identification only. Not to scale.  
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Ground Floor      Second Floor



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SIMPSON & MARWICK

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