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3/1 Dun-Ard Garden
Edinburgh EH9 2HZ

A superbly presented two-bedroom ground floor flat with shared residents parking

2 Bed | 1 Bath | 1 Reception

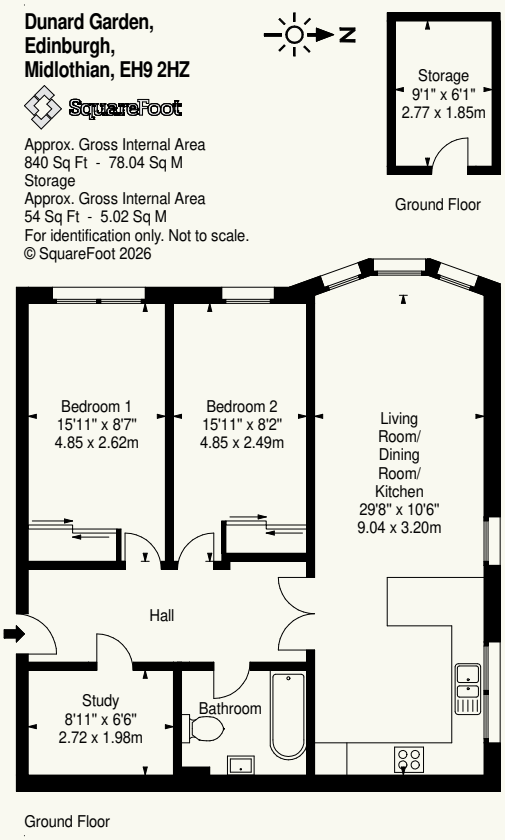
A superbly presented two-bedroom ground floor flat with shared residents parking. The property sits within an established residential development in The Grange and benefits from gas central heating, double glazing, use of well-maintained garden grounds, communal bike shed as well as off-street parking. Internally the property has been recently and extensively upgraded by the current long-term owner and now offers immaculately presented accommodation throughout with new kitchen, bathroom, flooring, carpeting, ironmongery and paintwork. Of particular note is the bright, bay windowed sitting room which has been opened to the modern fitted kitchen. The kitchen is well-equipped with high-end dishwasher, washing machine, electric oven and induction hob, as well as a range of base and wall-mounted units and a peninsula breakfast bar. There are two double bedrooms (both with built-in wardrobes) as well as the well-appointed family bathroom. Completing the internal accommodation is useful study or boxroom. The building is factored by Taylor Martin at approximately £80 PCM.

Fixed Price £355,000

£10,000 below Home Report Valuation

Features

- Beautifully presented ground floor flat
- Established development in The Grange
- James Gillespie's catchment area for primary and secondary school
- Good access to city centre and The Meadows
- Bright and spacious open-plan sitting room and kitchen
- Two double bedrooms
- Study/boxroom
- Contemporary bathroom
- Residents parking
- Gas central heating
- Double glazing
- EPC Rating C



The Grange is one of the capital's most respected and highly sought after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive gardens. Princes Street and the city centre lie little more than 1 mile away and are readily accessible via regular public transport services or simply by strolling through the Meadows and down the Mound. Neighbouring Newington, Marchmont, Morningside and Bruntsfield offer the widest selection of shopping and leisure facilities. Delightful small speciality shops, supermarkets, cafes, restaurants and bars are all within walking distance. The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill and the Hermitage of Braid offer opportunities for walking, jogging and cycling. The Carlton Cricket Club is just a short walk from the house and the nearby Royal Commonwealth Pool offers a wide programme of activities for children and adults alike. There are a number of University Buildings within a few minutes on foot, and nearby public and private sector schooling is excellent (James Gillespies, George Watsons and George Heriots).

FOR VIEWING:

By appointment only

Contact Lindsays on:

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