

SIMPSON & MARWICK



18/3 Grange Terrace, The Grange, Edinburgh, EH9 2LD



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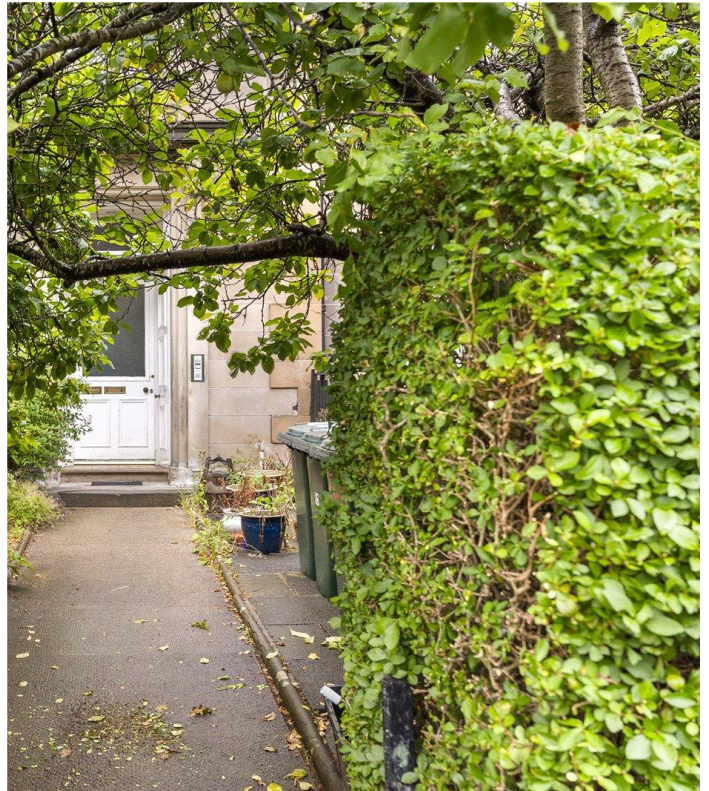
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EPC: B (83)

Council Tax - F

2 bedroom flat with south-west facing garden in The Grange, Edinburgh



- 2 spacious bedrooms
- Open plan kitchen/diner
- Integrated appliances
- Gas central heating
- Double glazing throughout
- South-west facing garden
- Solar panel energy efficiency
- Newer double-glazed windows
- Private garden access
- On-street permit parking

Nestled in the heart of the highly desirable Grange area, this stylish second-floor flat occupies the top level of a building. The property offers spacious, well-presented accommodation together with a range of valuable energy-efficiency enhancements.

At the heart of the home is a beautifully designed open-plan kitchen, dining and family room. The kitchen is equipped with an integrated dishwasher, induction hob and extractor fan, while a practical pulley drying system adds further convenience.

The bright and well-appointed shower room features a generous walk-in shower enclosure. There are two spacious bedrooms, both offering excellent storage. One bedroom features a striking log-burning stove, while the other benefits from a triple built-in wardrobe.

The welcoming sitting room provides a comfortable and inviting space in which to relax. The hallway also includes a large storage cupboard, which discreetly accommodates the solar-panel battery storage system.

The flat benefits from double glazing throughout, gas central heating, solar panels, additional insulation and an 8.6kWh battery storage system, all of which contribute to its energy efficiency. On-street permit parking provides additional convenience.

A particular highlight is the private, south-west-facing side garden, accessed via a pathway at ground-floor level. The garden features a pond and offers ample space for outdoor seating, planting and recreation. A greenhouse and a bike shed, capable of accommodating up to four bicycles, are also included in the sale.

Location

The Grange is renowned for its prestigious setting, attractive surroundings and peaceful atmosphere, while remaining within easy reach of Edinburgh City Centre.

The area offers an excellent selection of local amenities, beautiful parks, highly regarded schools and convenient transport links, combining the benefits of city living with a tranquil residential setting.

Fixtures and Fittings

All blinds, curtains and light fittings, together with the greenhouse and bike shed, are included in the sale. Other items may be available by separate negotiation.

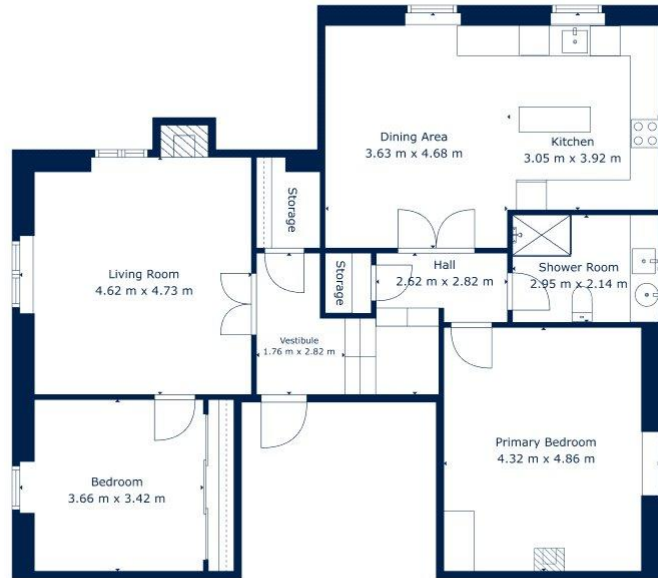
Viewing Details

By appointment contact Simpson & Marwick.



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For identification purposes only.
Not to scale.

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The Grange, Edinburgh, EH9 2LD

Approx. Gross Internal Area:
1184.03 Sq Ft (110 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		