



4/6 Dun-Ard Garden

GRANGE | EDINBURGH | EH9 2HZ



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4/6 Dun-Ard Garden is a spacious two-bedroom first-floor flat forming part of a mature modern development in Edinburgh's prestigious Grange district. Offering bright and flexible accommodation throughout, the property presents an excellent opportunity for modernisation, allowing purchasers to create a home tailored to their own taste and lifestyle. Set within a peaceful and highly sought-after residential location, it is ideally suited to first-time buyers, professionals, and downsizers alike.

- Entrance hall with ample storage cupboards
- Bright and spacious living/dining room with views over communal grounds with mature greenery
- Kitchen with fitted wall & base units, integrated oven and hob and large window
- Generous double bedroom 1 with ensuite shower room and built in wardrobe
- Second double bedroom with built in wardrobe
- Bathroom with WC, sink and shower over bath
- Gas central heating
- Double glazing
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

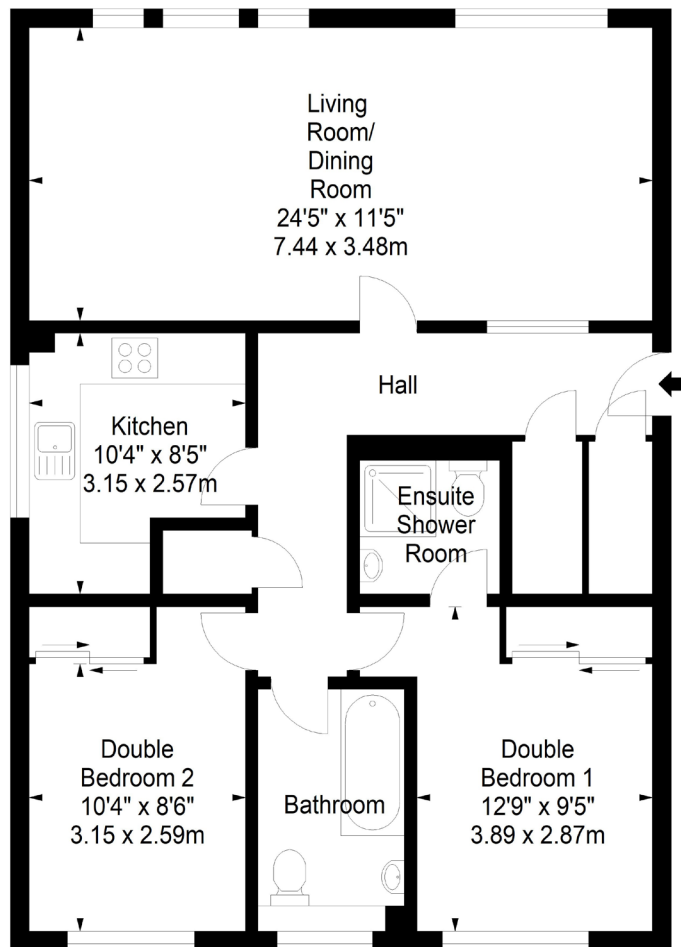




**Dun-Ard Garden,
Edinburgh,
Midlothian, EH9 2HZ**



Approx. Gross Internal Area
870 Sq Ft - 80.82 Sq M
For identification only. Not to scale.
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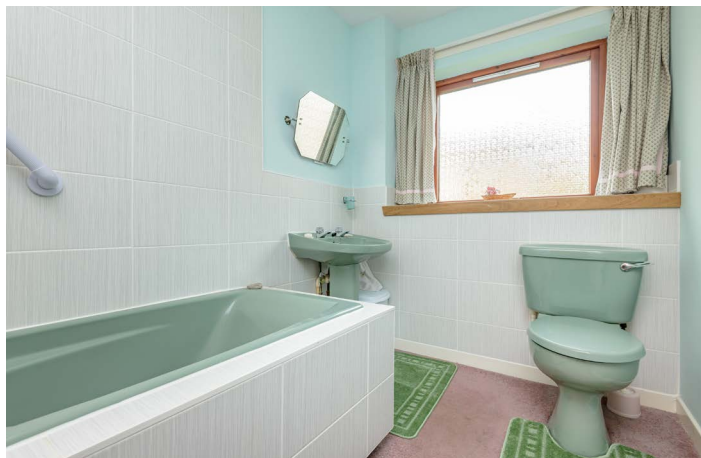
First Floor



Location

Set within the prestigious Grange district, 4/6 Dun-Ard Garden enjoys a peaceful position within a mature, landscaped development in one of Edinburgh's most desirable residential areas. Renowned for its leafy surroundings and elegant character, The Grange offers an enviable balance of tranquillity and city convenience.

A superb range of amenities can be found nearby in Morningside, Bruntsfield and Marchmont, where an excellent selection of cafés, restaurants, independent shops and supermarkets cater for everyday needs. The property is also ideally situated for outdoor enthusiasts, with The Meadows, Bruntsfield Links, Blackford Hill and the Hermitage of Braid all within easy reach. Excellent public transport links provide swift access to Edinburgh City Centre and beyond, while highly regarded state and private schools are close at hand, making this an exceptional location for a wide range of buyers



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.