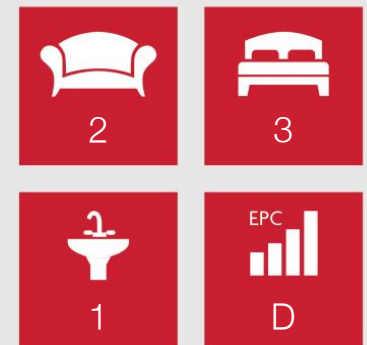




13/4 South Oswald Road

Grange, Edinburgh, EH9 2HQ





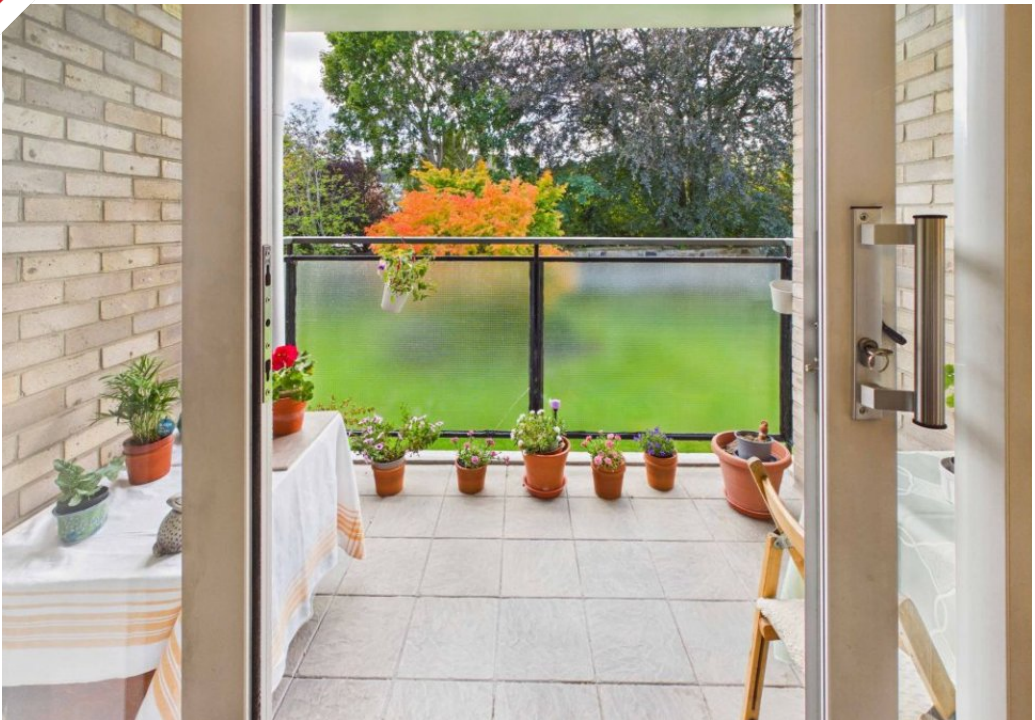
Property Summary

Occupying an enviable position in the prestigious Grange, 13/4 South Oswald Road is an appealing first-floor flat offering spacious and adaptable accommodation. Renowned for its leafy surroundings, elegant architecture and excellent access to Edinburgh city centre, the area is ideally suited to a wide range of buyers. The property offers a welcoming hallway, cloakroom, generous living room with feature fireplace & electric fire, sunny dining room with private south-facing balcony, two double bedrooms with built-in wardrobes, a versatile third bedroom/study, modern kitchen with ample storage and bathroom with shower. With residents' parking, a single garage with electricity and well-kept communal gardens, it presents an excellent opportunity for first-time buyers, couples, young families, professionals or rental investors seeking a desirable Edinburgh address. Extras: All fitted floor and window coverings, light fittings and integrated kitchen appliances & white goods are included. Factor: The factor is managed by James Gibb at an approximate quarterly cost of £520.

Features

- First-floor flat in sought-after Grange
- Part of an established development
- Bright, well-proportioned interiors with scope to modernise
- Inviting hallway with built-in storage and WC
- Sunny and spacious living room
- South-facing dining room
- Private south-facing balcony off the dining room
- Modern kitchen with quality appliances and handy downlighters
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom/study
- Bathroom with overhead shower
- Well-kept communal gardens
- Residents' parking & single garage
- Electric central heating and double glazing









[Click here to take a virtual tour](#)





Grange, Edinburgh

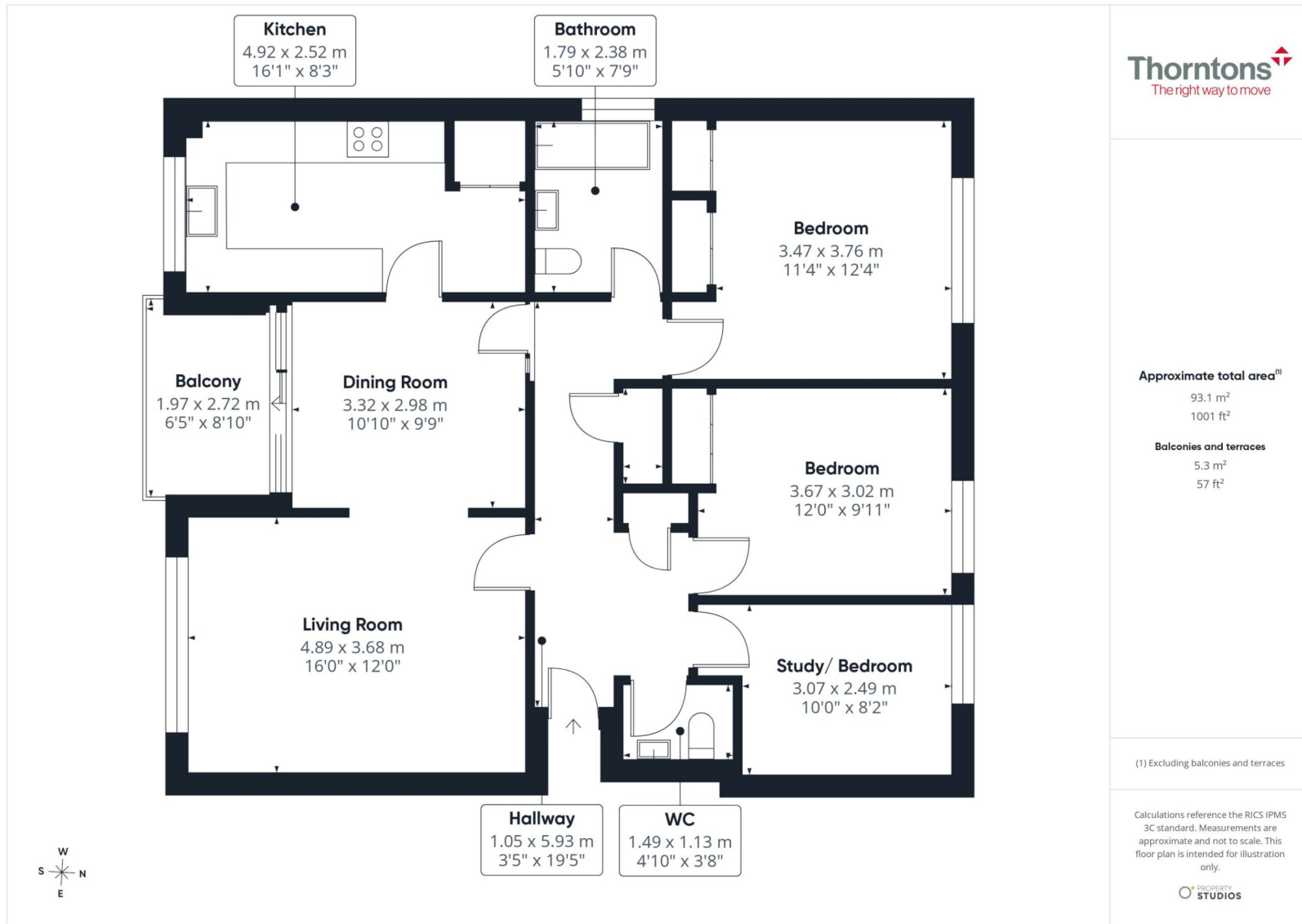
Characterised by grand Victorian architecture and tranquil, leafy streets, the exclusive conservation area of the Grange has long been one of the capital's most sought-after residential postcodes. The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets.

Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital.

The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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