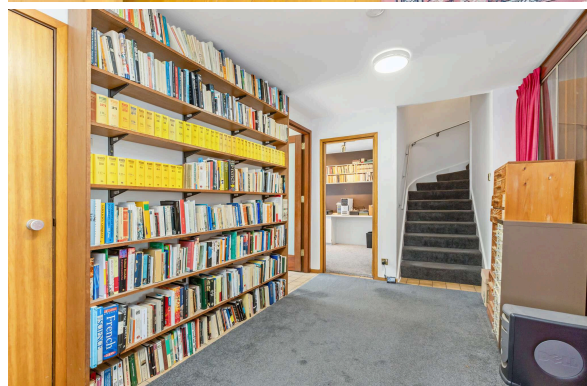




25 Oswald Court, Grange
| EDINBURGH | EH9 2HY


warners
solicitors & estate agents





25 Oswald Court, Grange

GRANGE | EDINBURGH | EH9 2HY

Viewing is highly recommended of this superb end terraced townhouse offering exceptionally spacious and flexible family living space with most pleasant leafy outlooks from each room, a private terrace for outdoor relaxation, integral garage and carport.

Beautifully tucked away within an exclusive development boasting an expanse of immaculately kept mature shared gardens, the property has a prime spot in a cul-de-sac off-shoot in the development of only five properties. The highly sought after Grange area sits within easy reach of varied amenities, well regarded schooling at all levels and transport links to other areas.

Directions - travelling from Blackford Avenue, turn into Oswald Road and go past the first entrance to Oswald Court, continue around the corner, still on Oswald Road, and take the first left turn into Oswald Court (this is the only one of three entrances to the Court which gives access to this property).

Council tax G. Energy Rating D
Factor -Trinity Factoring services, approx £1,140.00 per annum,

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Living space

- Living/dining room - a fabulous, light filled room with ample free floor space for relaxation and entertaining, with lots of natural light filtering in through large windows looking out across the mature shared gardens
- Formal dining room/Bedroom (if hatch to kitchen were closed off)
- Stylish re-fitted kitchen showcasing pale tone units providing plenty of storage space, complemented by 'marbled' worktops and splash-backs
- Three generous sized bedrooms on top floor, each benefiting from built-in wardrobe space
- Bedroom 5/home office on ground floor with large window overlooking terrace
- Fully wetwalled en-suite off principal bedroom
- Family shower-room featuring large cubicle and full height wetwalling
- WC
- Handy utility room

Features

- Double and secondary glazing
- Gas central heating
- Security entryphone system
- Storage boxrooms on 1st and 2nd floors
- Ladder access to part floored attic storage with light

Outside

- Private rear terrace opening out directly to communal gardens
- Large, well kept shared gardens featuring a range of mature planted stock, shared with the residents of the whole development
- Integral garage with power
- Carport

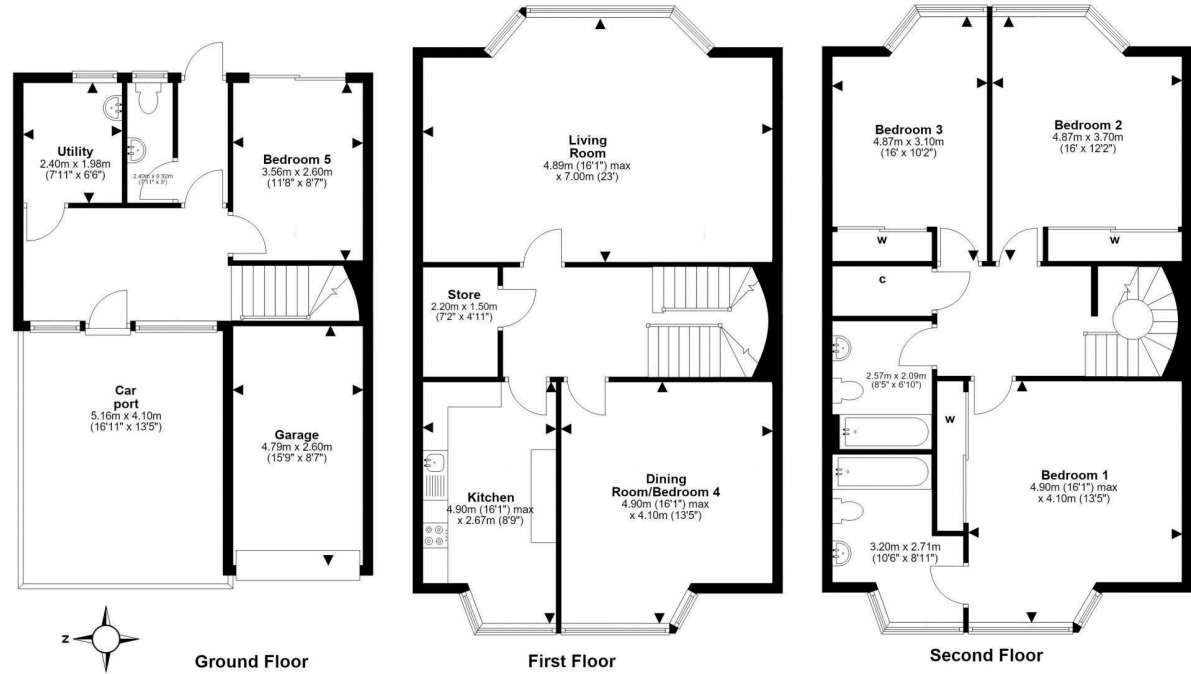


All fixtures, fittings, integrated kitchen appliances, washing machine, blinds will be included in the sale. Other items of furniture are available under separate negotiations.

The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks on local hills. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc