

22/10 South Gray Street

THE GRANGE, EDINBURGH, EH9 1TB



*BEAUTIFULLY BRIGHT TWO-BEDROOM APARTMENT
WITH PRIVATE PARKING IN THE GRANGE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this exceptionally bright and spacious two-bedroom apartment, ideally situated in the highly sought-after The Grange area of Edinburgh. Located at 22/10 South Gray Street, this superb second-floor flat enjoys a peaceful position within a well-maintained modern development and comes complete with private residents' parking.

Internally, the property is presented in walk-in condition, benefiting from modern finishes, double glazing throughout and excellent storage space. The open-plan kitchen and living room is a stand-out feature, bathed in natural light thanks to a striking triple window formation. The kitchen is well-appointed with contemporary units, integrated appliances including a built-in oven and hob, and plenty of space for dining and entertaining.

The main bedroom is a spacious double with a large built-in wardrobe, while the second bedroom is also generously sized, ideal as a guest room, home office, or second bedroom. A bright, modern bathroom completes the internal accommodation. The communal stairwell is clean and well-maintained, adding to the appeal of this fantastic property. Private gated parking is available and there is also on-street parking.





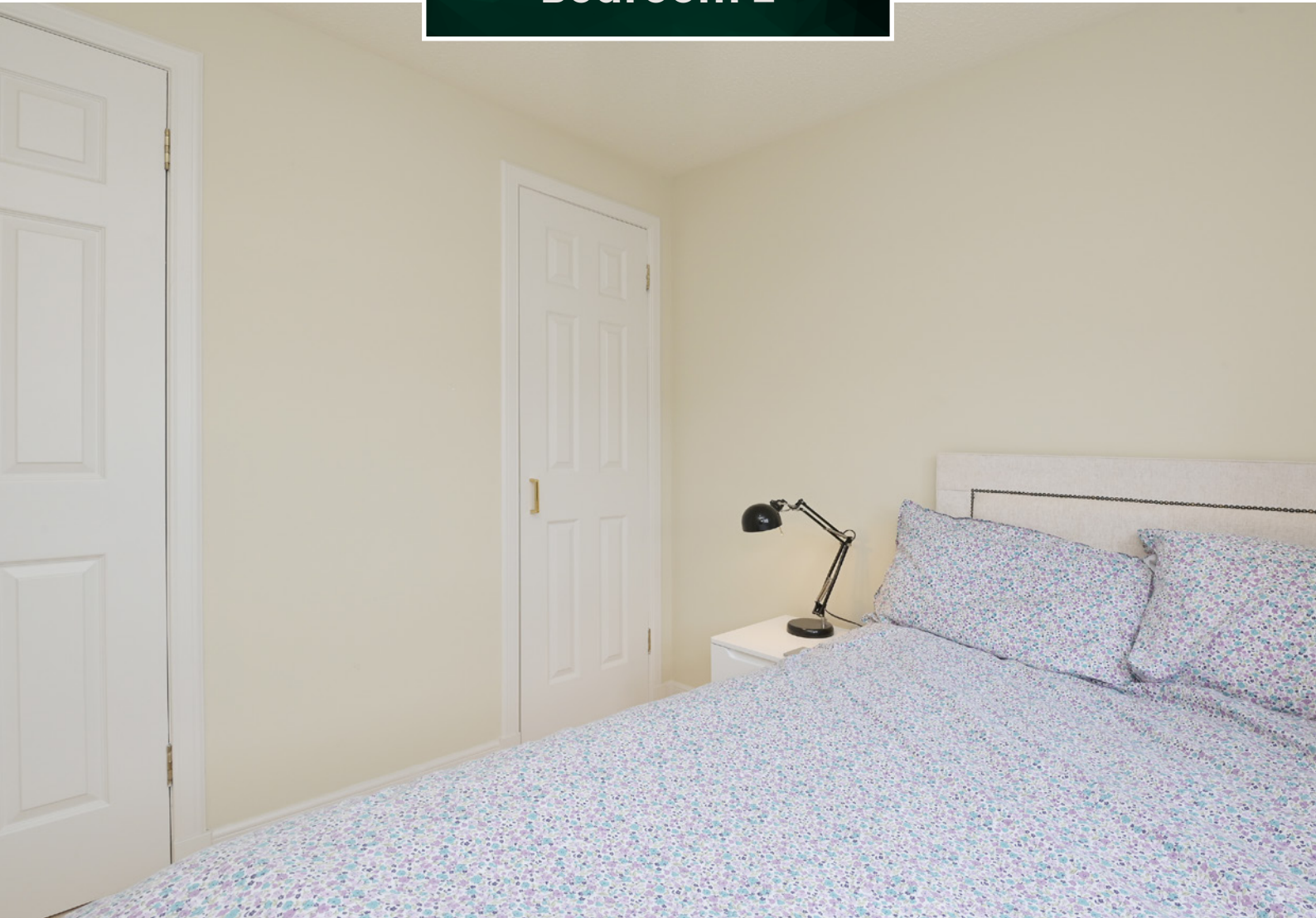


Bedroom 1

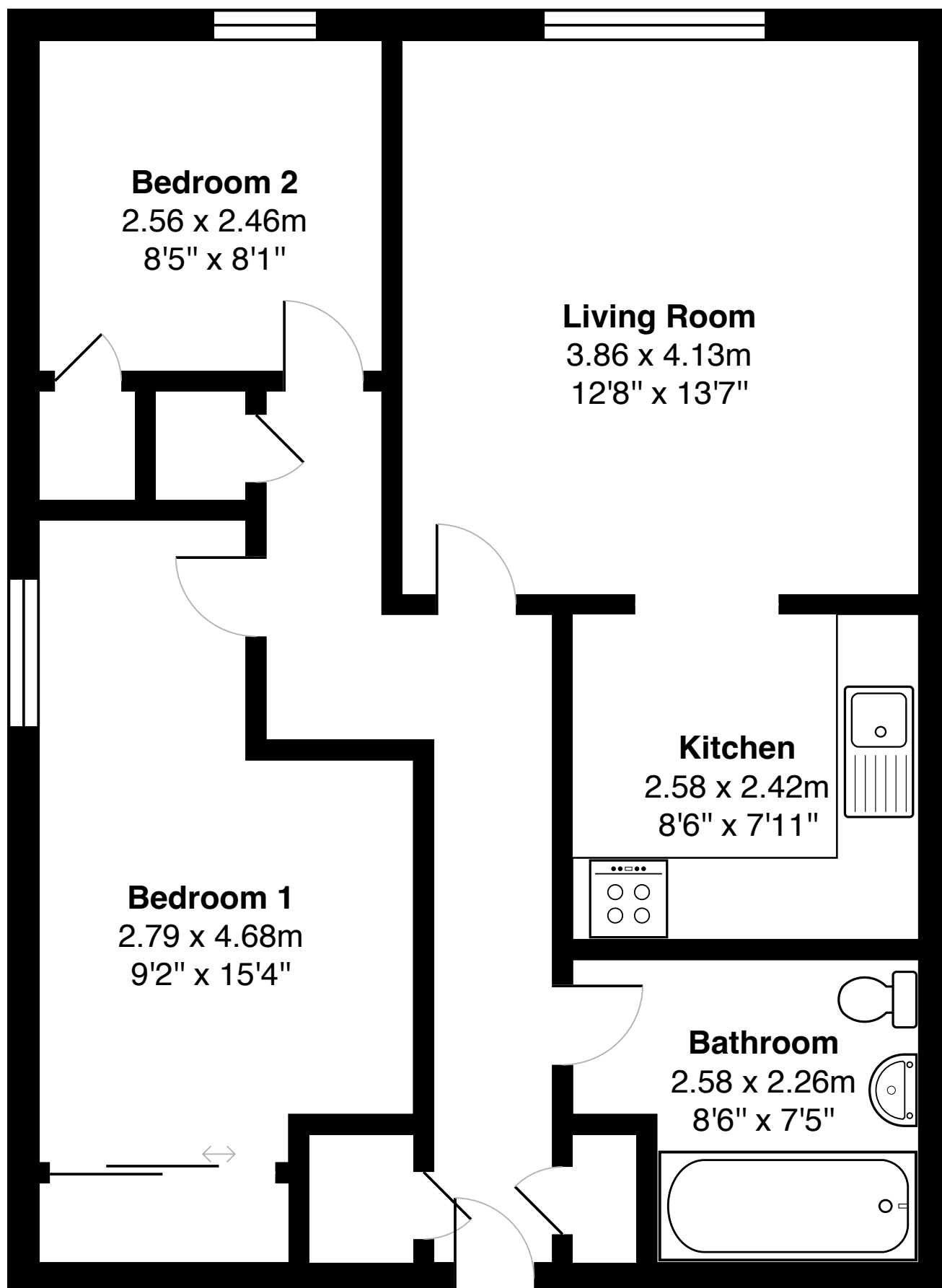




Bedroom 2







Gross internal floor area (m²): 61m²

EPC Rating: B

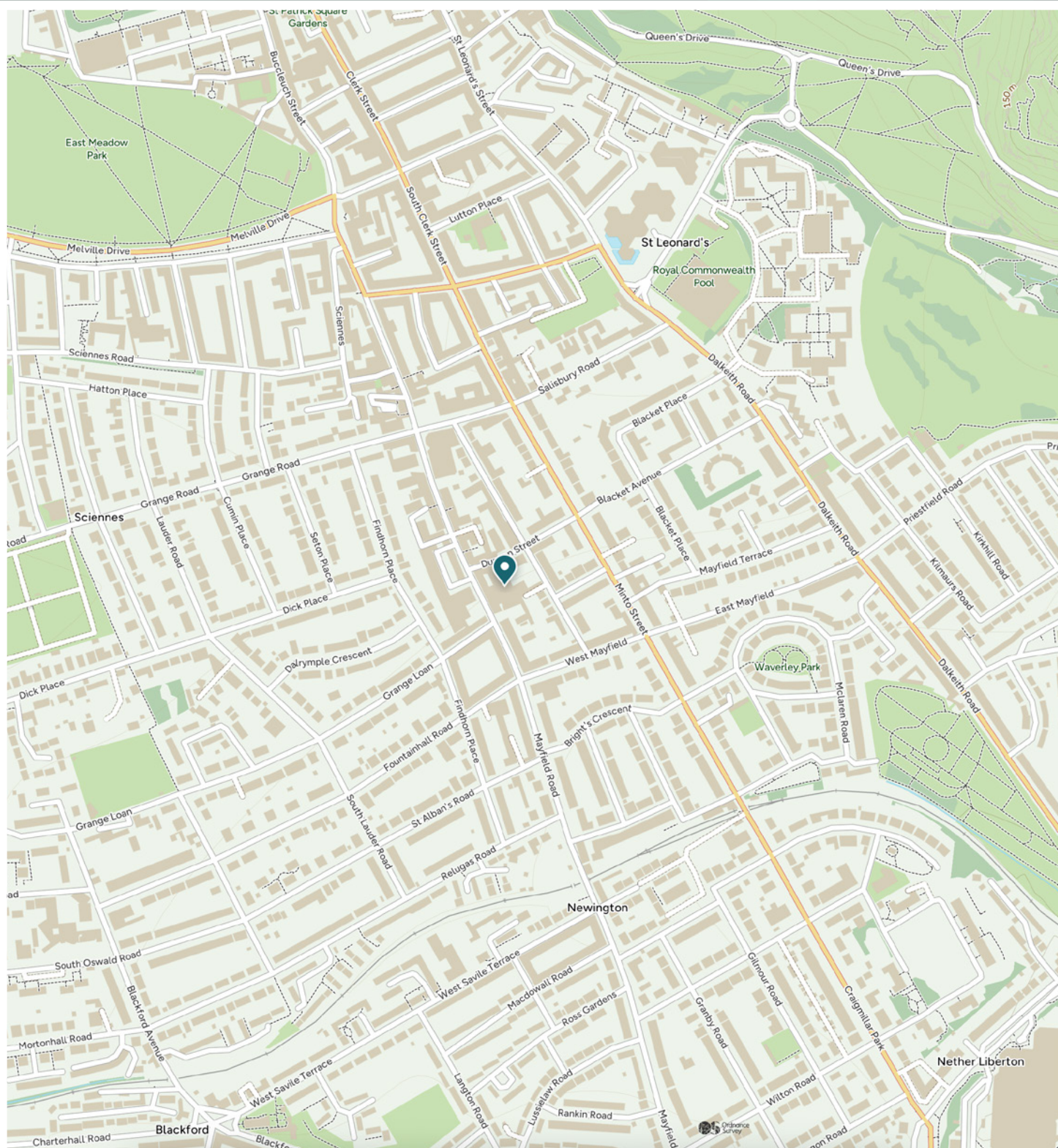




The Grange is one of the capital's most respected and highly sought-after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree-lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive 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, cafés, 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).

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
ZOE CARMICHAEL
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.