

62/2 Craigmillar Park

THE GRANGE, EDINBURGH, EH16 5PU



*SUBSTANTIAL FIVE-BEDROOM DOUBLE UPPER
IN THE GRANGE WITH PRIVATE GARDEN
AND ELEGANT PERIOD FEATURES*



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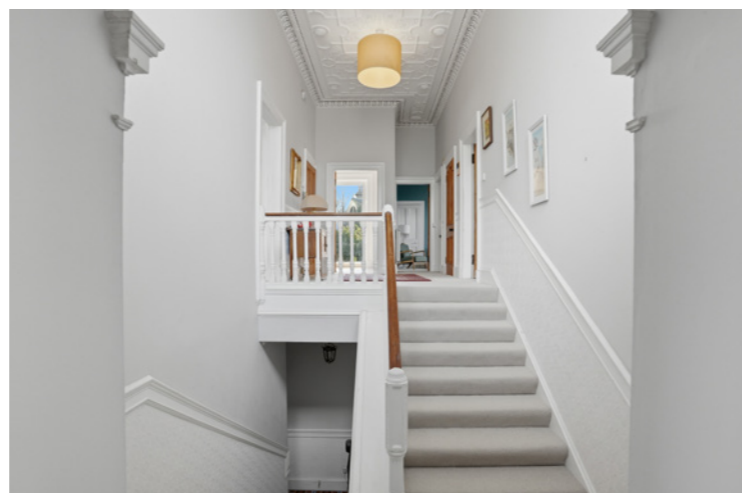
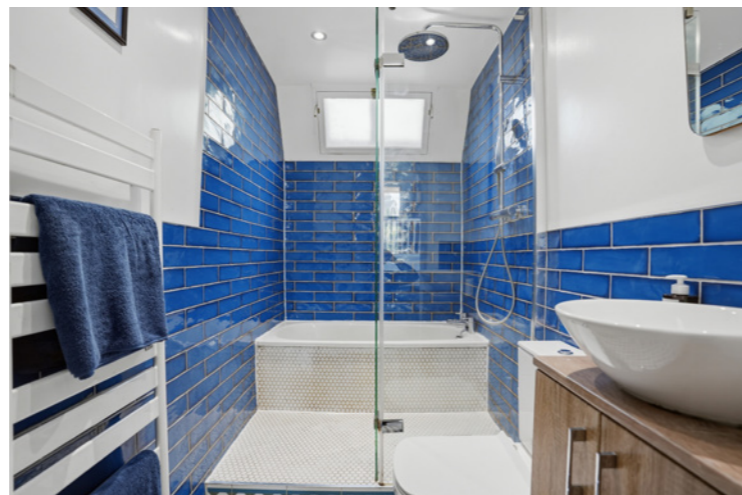
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THE PROPERTY

Forming part of a traditional building in the highly desirable Grange area, this exceptional five-bedroom double upper flat on Craigmillar Park offers an impressive blend of modern living and beautifully retained original features, set over three spacious levels.

Accessed via a well-maintained communal entrance, the property opens on the first floor, where there are two well-proportioned bedrooms, a bathroom, and a welcoming hallway.





THE PROPERTY

The accommodation continues to the upper level, which forms the heart of the home. Here, a bright and spacious kitchen and family room provide an ideal setting for both everyday living and entertaining. A magnificent drawing room offers an elegant and refined space, enhanced by an intricately detailed ceiling that creates a truly striking focal point. The generous principal bedroom and a stylish bathroom complete this level.





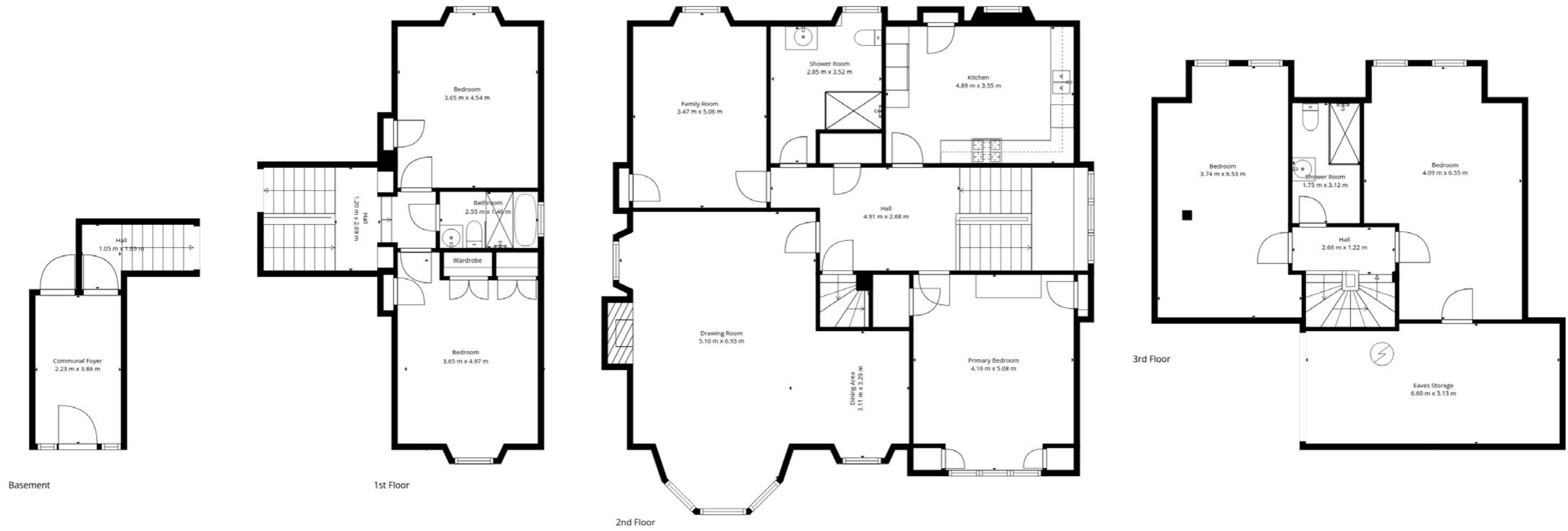




THE PROPERTY

The top floor provides two further bedrooms, a modern bathroom, and a large hallway, along with access to extensive eaves storage, offering excellent practicality and flexibility for a growing family or those working from home. One of the bathrooms has been newly renovated, providing a fresh and contemporary finish. Throughout, the property successfully combines contemporary interiors with charming period details, resulting in a home of both character and convenience.





Gross internal floor area (m²): 234m²
 EPC Rating: D

THE EXTERIOR

Externally, the property benefits from a large private garden, a rare and highly sought-after feature in this location. In addition, there are two garages—one to the front and one within the rear private garden—as well as off-street parking for three to four vehicles.

Situated within the prestigious Grange district, the property is ideally positioned for access to excellent local amenities, highly regarded schooling, and convenient transport links to Edinburgh city centre. This is a superb opportunity to acquire a substantial and versatile home in one of Edinburgh's most sought-after residential areas.





THE LOCATION

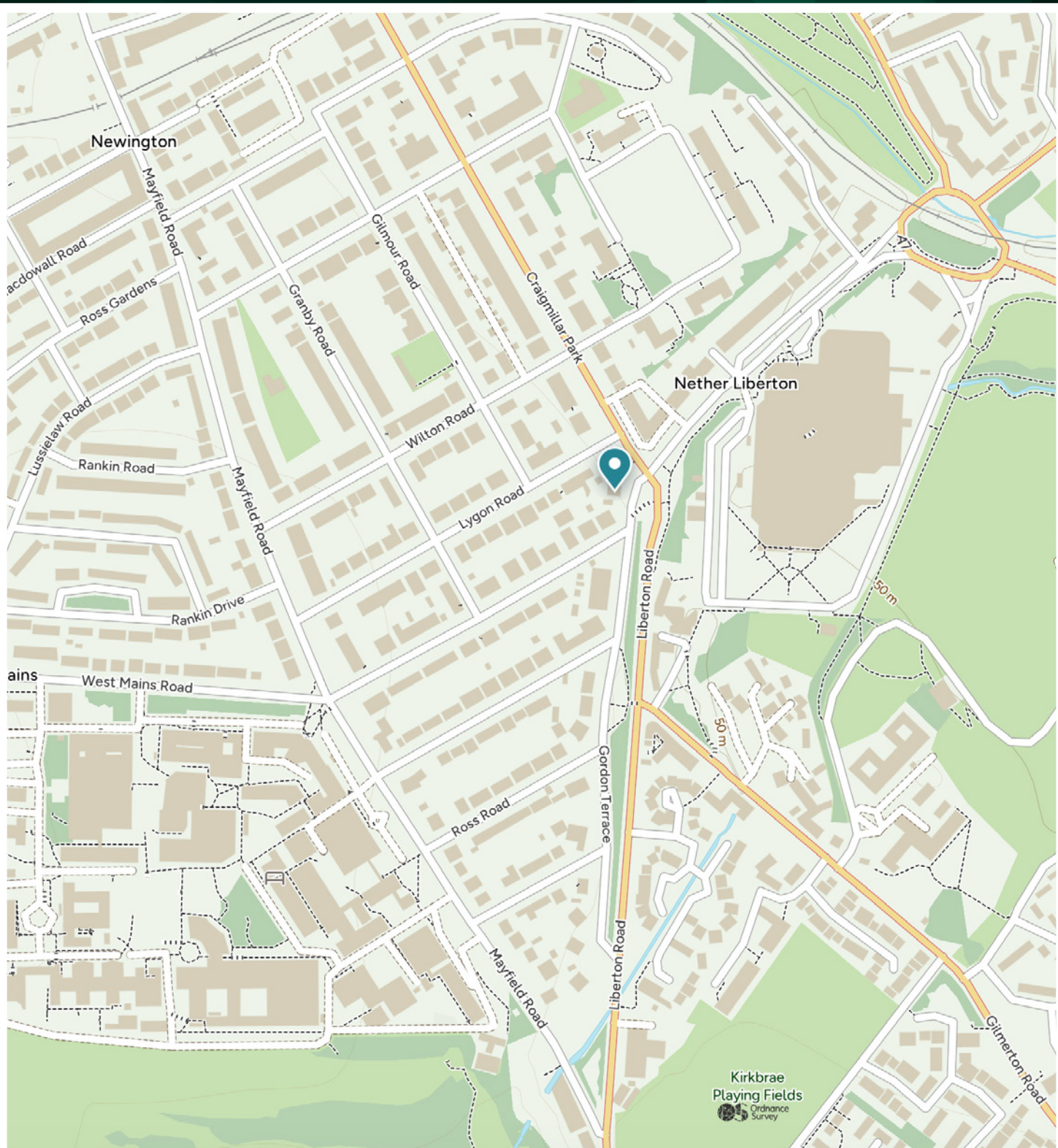
The Grange is widely regarded as one of the capital's most prestigious and highly sought-after residential areas, located on the south side of the city. Renowned for its character and maturity, the area is distinguished by broad, tree-lined avenues and an impressive collection of Victorian, Georgian, and Edwardian homes, many set within generous and beautifully maintained gardens.

Princes Street and Edinburgh city centre are little more than a mile away and are easily accessible via regular public transport services or by a pleasant walk through the Meadows and down the Mound. The neighbouring areas of Newington, Marchmont, Morningside, and Bruntsfield provide an excellent range of shopping and leisure facilities, including charming independent retailers, supermarkets, cafés, restaurants, and bars, all within comfortable walking distance.

Residents are well served by an abundance of green spaces, with the Meadows, Holyrood Park, Blackford Hill, and the Hermitage of Braid offering superb opportunities for walking, jogging, and cycling. The Carlton Cricket Club is just a short stroll away, while the nearby Royal Commonwealth Pool provides a wide programme of activities for both children and adults.

The area is also ideally located for academic and educational needs, Sciennes Primary School, James Gillespie's Primary and Academy are within the property's catchment area. There are several university buildings within easy walking distance and an excellent selection of both public and private schools nearby, including, George Watson's, and George Heriot's.





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THE SUNDAY TIMES
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