

12 Grange Court

NEWINGTON, EDINBURGH, EH9 1PX



Stunning, mid-terraced, mews house offers generous accommodation over two floors



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McEwan Fraser is delighted to present this stunning, mid-terraced, mews house to the market. The property offers generous accommodation over two floors which includes two double bedrooms with en-suite to master, kitchen, living room, family bathroom, integral garage and further floored attic space. Planning permission is also in place for conversion of the garage to a third bedroom, if so desired. Grange Court dates from around 1750 and comprises a range of similar properties around a central courtyard garden. Tucked in behind Causewayside in The Grange Conservation Area, the property offers a tranquil oasis in the heart of the city.

THE MASTER BEDROOM



Entering the property, a bright and spacious hallway gives access to the ground floor master bedroom, utility room, and includes a large integrated storage cupboard under the stairs. The master bedroom is particularly spacious and there is ample space for a full range of freestanding bedroom furniture to compliment the large integrated wardrobes. This bedroom also enjoys access to a stylish en-suite shower room.





Climbing the stairs, the half landing gives access to the family bathroom, while the second double bedroom is located on the first floor. This room also enjoys excellent proportions and plenty of integrated wardrobe space.

BEDROOM 2



Moving across the landing, you will find a stunning living and dining room. The room is flooded with natural light from French doors to the front, opening onto a Juliet balcony, and a pair of skylights to the rear. While a fireplace creates a natural focal point for the room, there is ample space for a variety of different furniture arrangements. This will give the new owner plenty of flexibility to create their ideal entertaining space.

THE LIVING/DINING ROOM



THE KITCHEN



The kitchen is accessed from the living room and comprises a good range of base and wall-mounted units which are finished with oiled timber work surfaces. The kitchen offers excellent prep and storage space alongside a mixture of integrated and freestanding appliances. Washing machine and drying facilities are located in the separate utility room.



THE BATHROOM & LOFT



The modern family bathroom is fitted with a white three-piece suite with a shower over the bath and decorated with striking black tiling.

A floored and boarded-out attic provides additional and convenient storage.

The property is fully double-glazed with gas central heating.

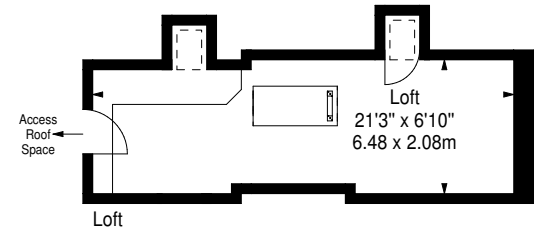
EXTERNALS



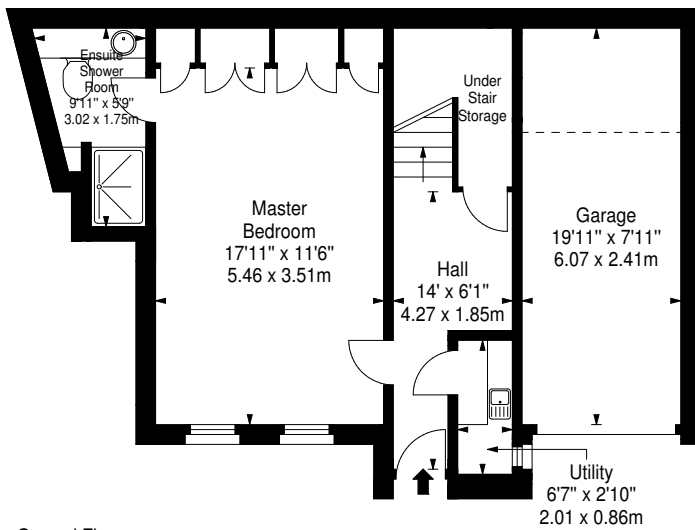
To the front of the property is a garage, with the courtyard offering additional off-street parking for residents only.

In a fantastic location, with a great school catchment area, and within walking distance of local amenities, this terraced property is a real jewel and viewing is essential to fully appreciate the lifestyle on offer.

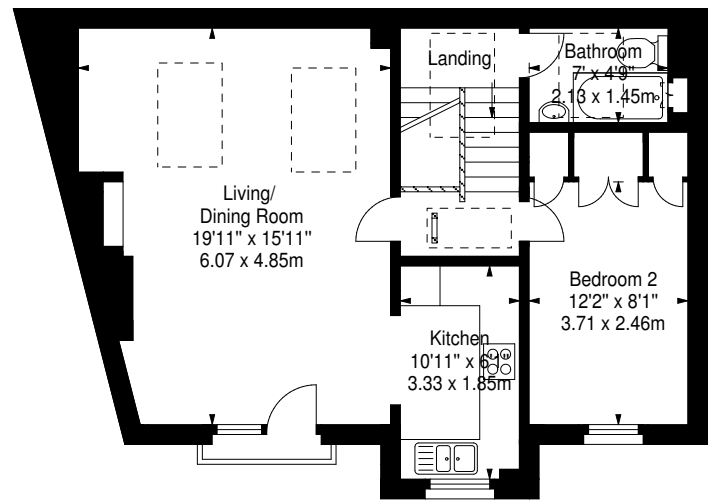
FLOOR PLAN, DIMENSIONS & MAP



Loft



Ground Floor

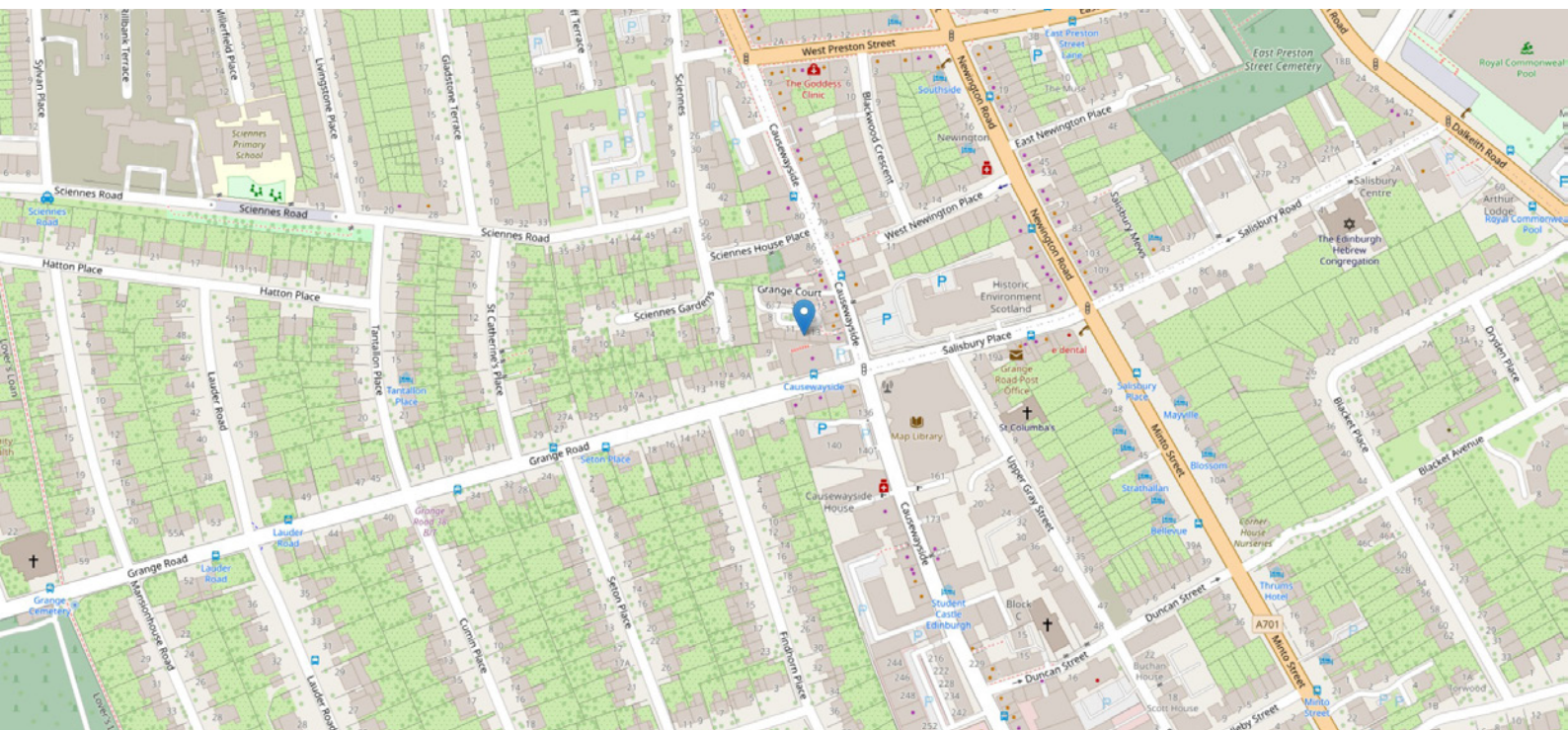


First Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (excluding loft) (m²): 101m² | EPC Rating: D

VIRTUAL TOUR



THE LOCATION

Newington is a highly sought-after residential neighbourhood south of the city, served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes.





More comprehensive shopping is within easy reach at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as Straiton Retail Park and Fort Kinnaird Retail Park. Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses. There is good road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Gyle Shopping Centre, the Forth Road Bridge, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.



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