




McEwan Fraser Legal

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We are delighted to offer to the market the 'Grange', a stunning and rarely available development opportunity. This magnificent Victorian sandstone villa dates back to 1875 when properties were built to a standard and exacting quality that is seldom seen today. Despite

some ceiling and wall plasterwork having been intentionally removed to preserve the building due to a burst water tank in the loft (at least 24 months ago) the property retains a wealth of period features that we believe are worth keeping and mixing with a

contemporary theme of all the best that is 21st-century living.

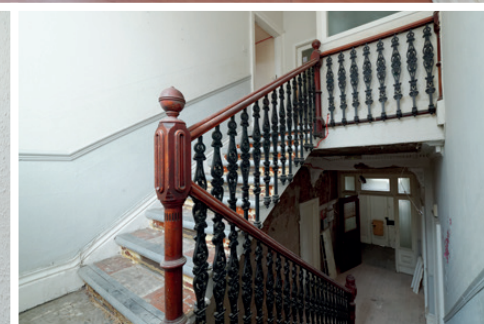
Here is an opportunity for the best developers to employ their design talents and thoughtfully create new space added to existing space that will offer

a stunning development of apartments. Set in a great location that continues to improve, this property is sure to be a popular listing with those who seek a truly unique place to call home.

Once restored, the stunning main hallway

and staircase would not look out of place in a BBC period drama from the 1800s. Subject to planning consent and building control approval we envisage new space could potentially be added to the right of the property (viewed from the front looking back at the building) thereby

adding several stunning apartments and reflecting all the grandeur of the Victorian age, combined with contemporary convenience and style.



Initial thoughts would envisage approximately 8/10 apartments could be added, along with a conversion of the main building into at least another 4 apartments, we invite you to come along and decide for yourself. The substantial existing accommodation comprises:

A large fitted kitchen finished in a range of wood effect units with ample space for a dining table. There is also a good-sized utility room off the kitchen hallway. The double aspect lounge is very impressive, not just due to its incredible size but it is flooded with natural light.

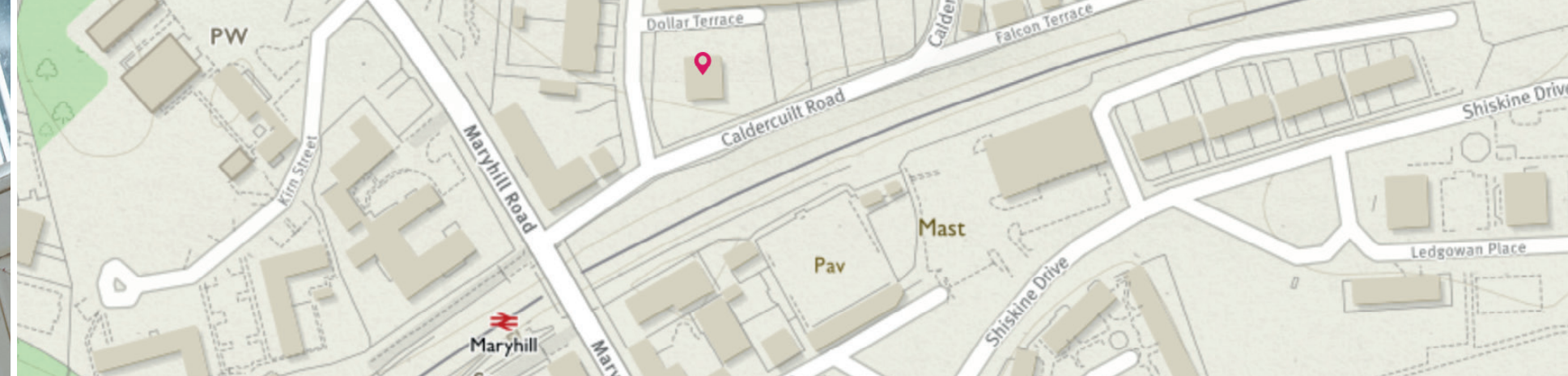
The master bedroom directly above the lounge is equally grand and reflects the unique nature of the property. Further inspection of the property should be experienced first hand, given the substantial accommodation on offer which has been previously configured as

a 10-bedroom accommodation.

The property was formally utilized by the Simon Community Scotland very successfully as a 10 bedroom short term accommodation facility for those in need of help and support. The substantial

grounds surrounding the property offer tremendous potential to develop the space further. The property benefits from gas central heating and double glazing. Some development properties tick all the boxes and this is certainly one of them. Given the provenance of this beautiful

iconic period building, the close to the west end and city-centre location, the spacious and flexible accommodation on offer, this is a truly unique opportunity to own a fantastic property.



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR

Kitchen/Diner	6.30m (20'8") x 4.20m (13'9")
Room 1	6.10m (20') x 4.50m (14'9")
Room 2	4.50m (14'9") x 4.20m (13'9")
Room 3	4.30m (14'1") x 3.30m (10'10")
Room 4	4.50m (14'9") x 4.50m (14'9")
Room 5	5.30m (17'5") x 4.40m (14'5")
Bathroom	4.40m (14'5") x 2.10m (6'11")
Utility	2.70m (8'10") x 2.30m (7'7")

FIRST FLOOR

Room 6	4.60m (15'1") x 4.30m (14'1")
Room 7	5.60m (18'4") x 4.50m (14'9")
Room 8	4.30m (14'1") x 2.40m (7'10")
Room 9	4.50m (14'9") x 4.50m (14'9")
Room 10	4.30m (14'1") x 3.70m (12'2")
Upper Bathroom	3.00m (9'10") x 1.80m (5'11")

Gross internal floor area (m²): **324m²**
EPC Rating: **D**



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