

2/3 Dun-Ard Garden

EDINBURGH, EH9 2HZ



Spacious ground floor one bedroom flat set within lovely landscaped communal gardens



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McEwan Fraser Legal is delighted to present this spacious ground floor one bedroom flat to the market. The property forms part of an attractive modern development that is set within lovely landscaped communal gardens and benefits from private residents' parking. Quietly positioned within The Grange, one of Edinburgh's most sought-after residential areas, the property is ideally located for a range of local amenities. Regular bus services link the area to the city centre and the wonderful open spaces of The Meadows.

THE LIVING ROOM



Property features:

- Welcoming reception hallway with two excellent storage cupboards.
- Bright and spacious living/dining room with space for a variety of different furniture configurations.
- Breakfasting kitchen fitted with a good range of base and wall mounted units, integrated gas hob electric oven and space for free-standing appliances.

THE KITCHEN





- Bathroom with three-piece suite and shower over bath.
- Good sized double bedroom with integrated double wardrobe.
- Internally the property benefits from gas central heating and double glazing throughout.
- Externally the property benefits from beautifully kept landscaped garden areas, communal storage to the rear of the building, private residents parking and further visitors parking.
- Secure entry system.

THE BATHROOM



THE BEDROOM

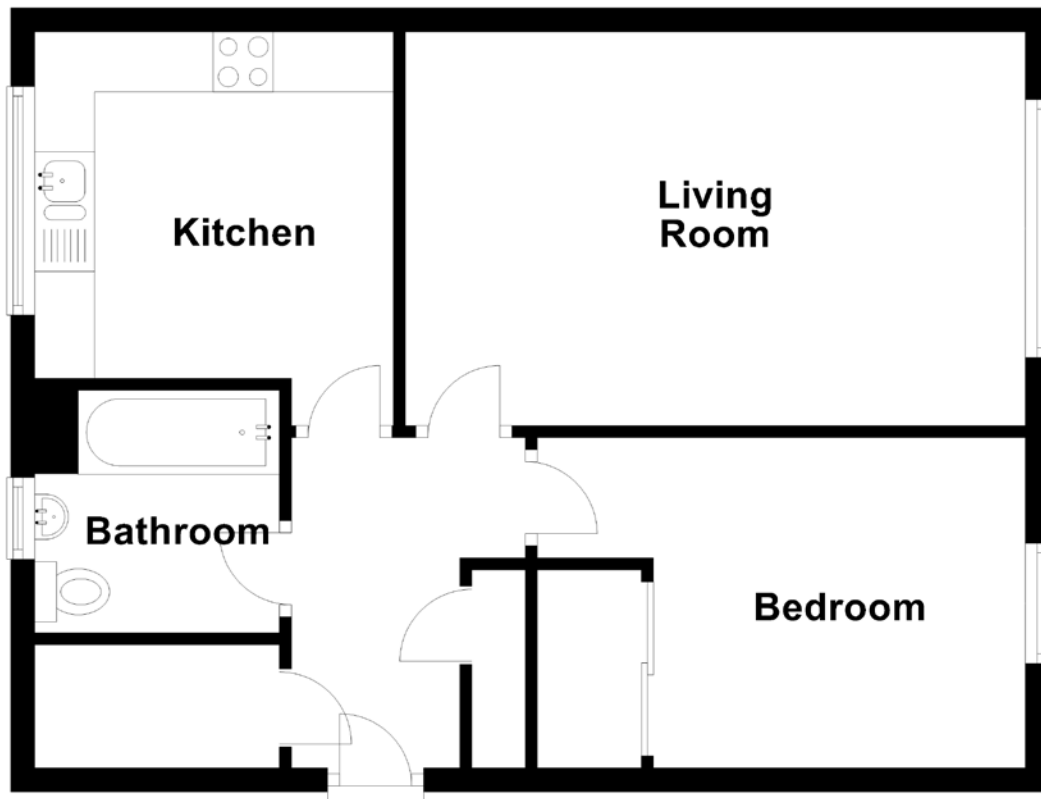


This is a generous apartment in a highly desirable area and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

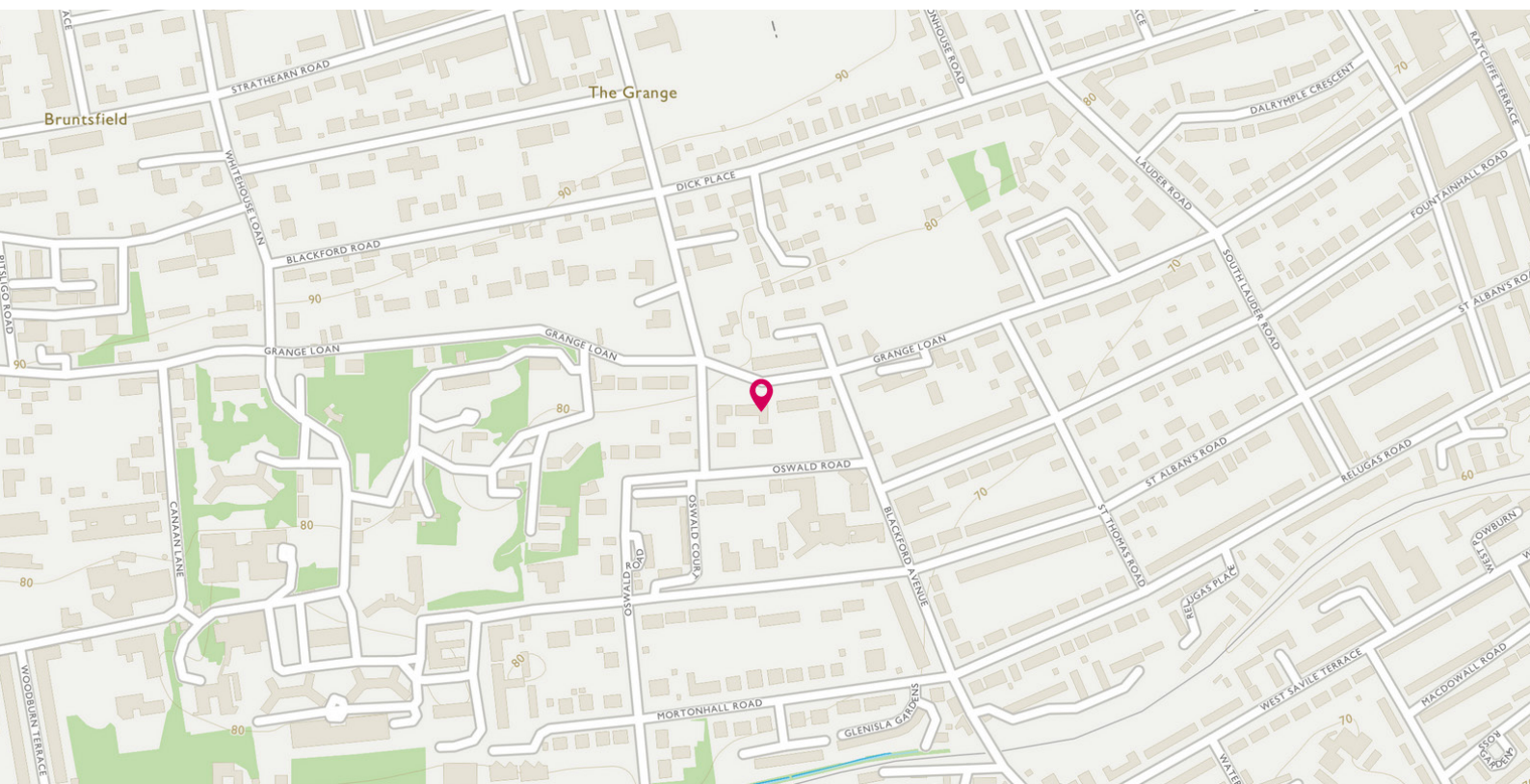


Approximate Dimensions
(Taken from the widest point)

Living Room 5.17m (17') x 3.28m (10'9")
Kitchen 3.28m (10'9") x 2.99m (9'10")

Bedroom 4.07m (13'4") x 2.75m (9')
Bathroom 2.04m (6'8") x 2.02m (6'8")

Gross internal floor area (m²): 51m²
EPC Rating: C



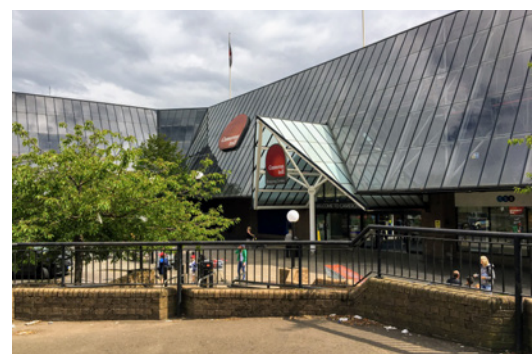
THE LOCATION

Dun-ard Garden is in The Grange, one of Edinburgh's most prestigious districts, characterised by wide leafy streets with many attractive stone-built properties of great charm and character and high quality contemporary modern developments.





The area is well served by an excellent range of local amenities including shops and recreational facilities. The Kings Building of Edinburgh University is situated close by. Marchmont, Bruntsfield and Morningside offer extensive local shopping with a wide variety of shops and essential services such as Banks, Post Office, Medical Practices and Dentists. In addition, the shopping centre at Cameron Toll is easily accessible. Recreational activities including golf courses, Blackford Hill, Blackford Pond and Hermitage of Braid are within walking distance, and the Commonwealth Swimming Pool is also located nearby. 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.



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