



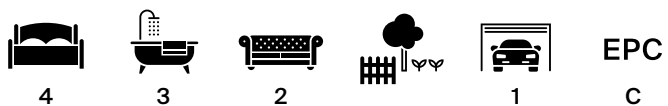
Findhorn Place, The Grange, EH9





A wonderful **detached home** located in the heart of the Grange.

This beautifully presented, detached property is set behind wrought iron gates, offering sunny garden areas, garaging and parking for several cars. Findhorn Place is extremely well located on a quiet road in the Grange; one of Edinburgh's most popular and exclusive locations.



Offers Over	Tenure	Local Authority	Council Tax
£1,250,000	Freehold	The City of Edinburgh Council	Band H



The house is spread across two floors; a large vestibule opens into the light filled hallway. There is an excellent balance of accommodation including two reception rooms, one of which opens directly onto the patio area. The generously sized dining kitchen enjoys a double aspect and also opens onto the patio area, making it perfect for entertaining. From the kitchen, there is an adjoining utility room and access into the garage. A shower room and numerous storage cupboards complete the ground floor.



On the first floor, there are four well-proportioned bedrooms. The principal bedroom incorporates an en suite shower room, whilst the family bathroom has a bath with an overhead shower.

The gated entrance opens onto the gravelled driveway providing parking for several cars; the garage could be used for further parking or even a workshop/storage or gym space. The house sits centrally on the plot and is enclosed on all sides by stone walls and hedges. There are two garden/patio areas to the rear of the house, connected beautifully by a rose filled path. There is a selection of mature trees, shrubs and flowerbeds.

Location

Findhorn Place is a popular residential street in the exclusive area known as the Grange. The vibrant village atmosphere of Marchmont is within walking distance whilst cosmopolitan Bruntsfield and Morningside are nearby, all with an excellent selection of bistros, bars, restaurants and coffee spots as well as independent retailers and larger food stores.

The property lies in the catchment area for Sciences Primary and James Gillespie's High School. A number of excellent independent schools are situated within easy reach, including George Watson's School, George Heriot's and Merchiston.





Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

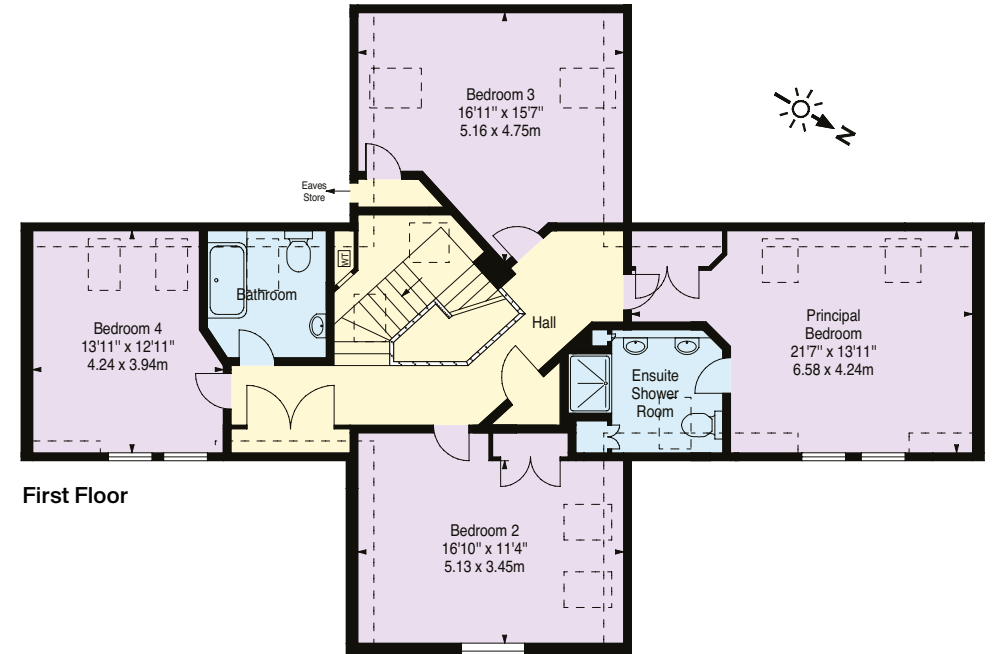
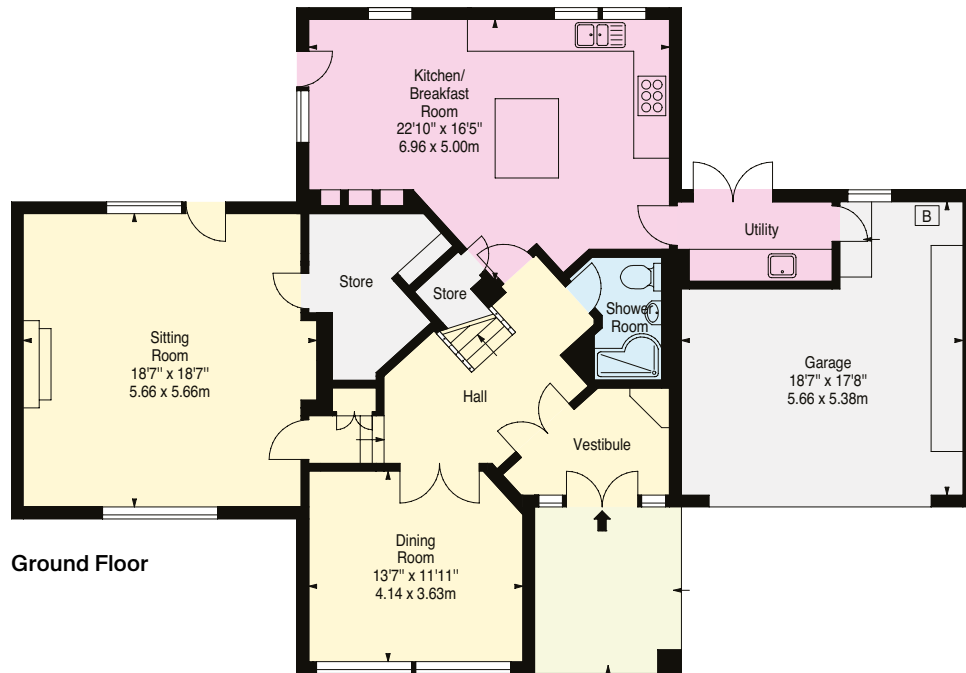
Approximate Gross Internal Floor Area

2761 Sq Ft - 256.50 Sq M

(Including Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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