



St. Catherine's Place  
The Grange  
EH9





# St. Catherine's Place

## The Grange

### EH9

**A beautiful family home with an attractive garden and parking.**



# Description

This is an attractive house which provides ideal family accommodation in one of the most sought after streets in The Grange. The location is peaceful and leafy, yet within easy walking distance of the city centre. Approached via the gravelled drive way, the house gives an immediately welcoming feel which continues right through the accommodation. The house has wonderful natural light and a calm, relaxed atmosphere throughout.

The ground floor provides all the living and entertaining space, consisting of a large sitting room to the front and an open plan kitchen/dining room to the rear. The sitting room has a large bay window and beautiful period details. The kitchen is the hub of the house and is contemporary in design. From here there is access to the patio and garden as well the utility room/WC.

The magnificent principal bedroom is to the front of the house. Formerly the drawing room, this room has a high ceiling, intricate cornice work and a handsome fireplace. Also on the first floor is a further double bedroom, family bathroom, shower room and the study/bedroom 5. There are two further double bedrooms on the second floor, both with stunning views of Arthur's Seat.





Outside, there is a charming mature garden with a large lawn and patio area for outside dining. There is direct access from here to the garage and an outside store. There is also an attractive area to the front of the house which provides off street parking and access to the garage.

## Features include:

- Large open plan kitchen
- Beautiful period details including cornices, fireplaces and working shutters
- Attractive private garden
- Garage and parking
- Views of Arthur's Seat
- Prime location near to many of the city's top schools and within the catchment for Sciennes Primary
- Ample storage, included plentiful loft space

## Location

St. Catherine's Place is one of Edinburgh's most desirable addresses in a sought after residential area on the city's south side. There are excellent local shops, bistros and bars in Marchmont, Bruntsfield and Morningside. The city centre is a short stroll across The Meadows. The King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the open spaces of the nearby Meadows, Hermitage of Braid and Blackford Hill.

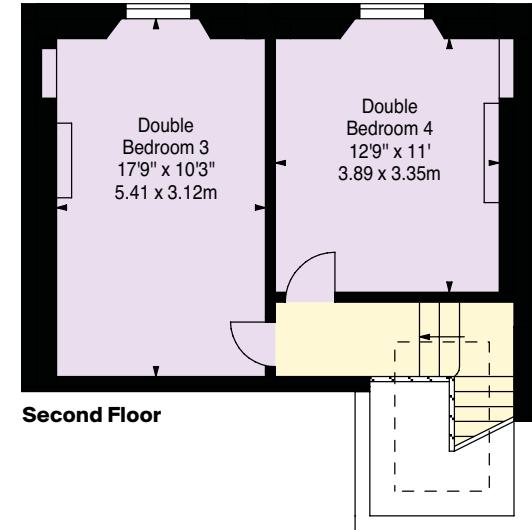
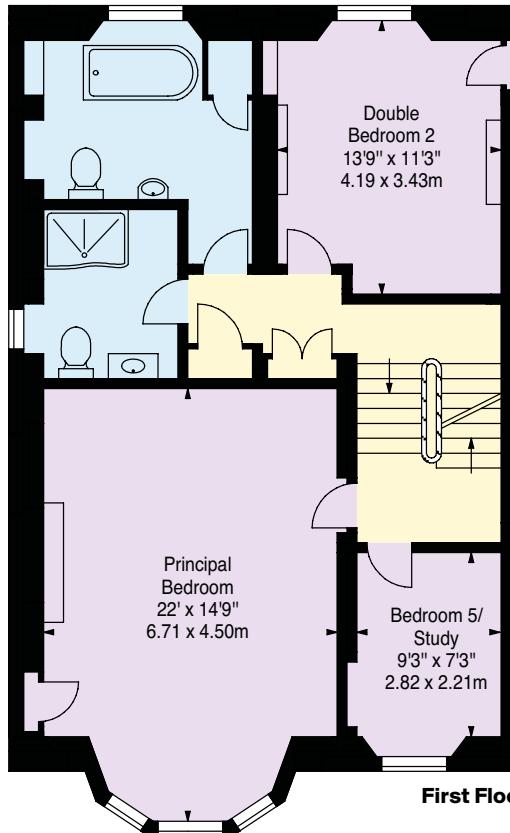
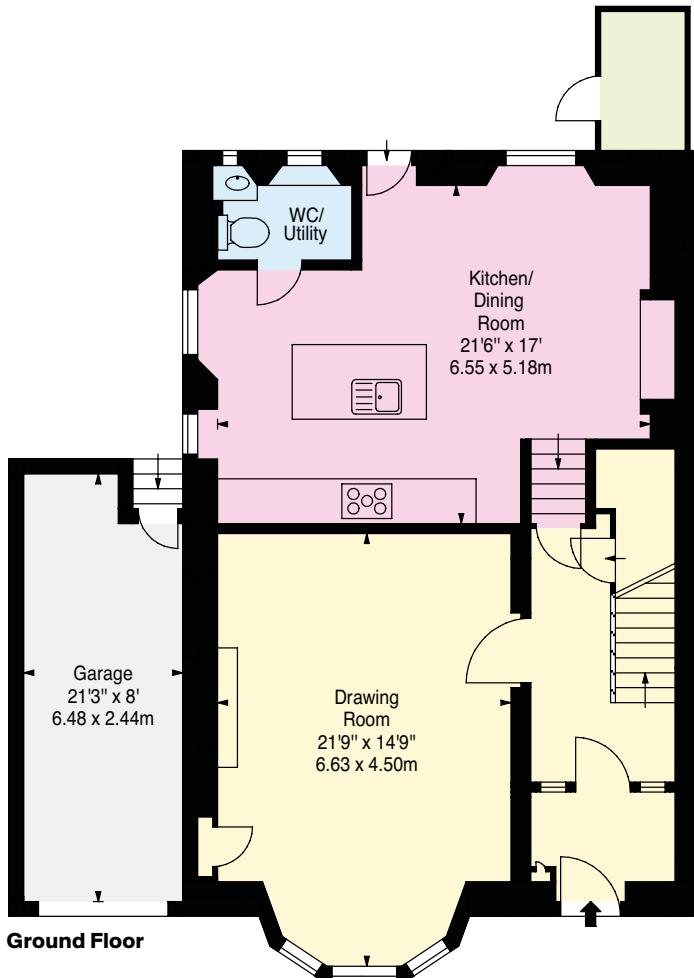


Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded Sciennes Primary School and James Gillespie's High School. There is easy access to an excellent local transport network and nearby routes to the City Bypass and Edinburgh International Airport.

## **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  
2346 Sq Ft - 217.94 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.

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