



GRANGE
1 GLENISLA GARDENS, EDINBURGH, EH9 2HR

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■ MACRAE
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GRANGE, 1 GLENISLA GARDENS, EDINBURGH, EH9 2HR



SITTINGROOM



KITCHEN

- Charming & unique end terraced villa
- Stylish & well presented
- Set in a highly desirable cul-de-sac
- Flexible accommodation over 3 floors
- Vestibule & Hall
- Sitting Room
- Dining Room
- Breakfasting Kitchen
- 3 Double Bedrooms
- Bathroom
- Further Double Bedroom/Family Room
- Shower Room
- Utility Room
- Large floored loft
- Private South Facing Garden
- Viewing highly recommended

OFFERS OVER £670,000

LOCATION

The Grange has long since been one of Edinburgh's most prestigious areas and Glenisla Gardens, regarded as one of Edinburgh's most unique Streets, lies to the south of the district, approximately 2 miles from the City Centre.

There are excellent local schools in the vicinity as well as renowned private schools, including, George Watson's College, George Heriots School & Merchiston Castle, as is Edinburgh University and Kings Buildings. The popular shopping districts of Newington, Morningside and Bruntsfield are all within easy reach. Amenities in the area include Blackford Hill and pond, Hermitage of Braid and The Meadows.

THE PROPERTY

1 Glenisla Gardens is a charming end terraced property situated within a peaceful cul-de-sac providing extensive accommodation over 3 levels. The property which dates from 1897 has been tastefully maintained and retains a host of individual features. Unusually for a town property it has been built very much in the "country style" in keeping with its tranquil location. The extensive retention of natural wood finishes, attractive cornices and sympathetic restoration/upgrading all add to the property's character and appeal. The property benefits from a delightful good sized south facing sunny rear garden. Large floored loft.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Spacious hallway with natural wooden floor and delightful woodwork, with stairs to upper floor and lower level. Storage/cloak cupboard.

SITTING ROOM

18'3 x 14'9 (5.56m x 4.50m)

Beautiful room with triple bay window, south facing and overlooking the garden. Victorian fireplace with gas living flame fire and decorative cornice. The room benefits from beautifully restored woodwork and natural wooden flooring.

DINING ROOM

12'6 x 11'9 (3.81m x 3.58m)

Lovely south facing room with gas living flame fireplace and decorative cornice. Fitted carpet.

BREAKFASTING KITCHEN

12'6 x 12 (3.81m x 3.66m)

Spacious room with hand made natural wooden cupboards, granite work surfaces and gas fired Aga. Double window to the front with stained glass panels. Ample space for dining table and chairs. Natural wooden floor, leafy outlook.

FIRST FLOOR

BEDROOM ONE

17'3 x 14'6 (5.26m x 4.42m)

Bright spacious double bedroom. South facing dormer window with lovely open outlook. Marble fireplace with gas living flame fire. Decorative cornice. Shelved cupboard under the eaves. Fitted carpet.

BEDROOM TWO

13'3 x 12'9 (4.04m x 3.89m)

Bright double bedroom with two windows to the front, overlooking lovely horse-chestnuts trees. Fitted Carpet.

BEDROOM THREE

12' x 11' (3.66 x 3.35m)

Attractive double bedroom with fitted units and single window over looking the gardens. Fitted carpet.

BATHROOM

Modern bathroom, fitted with a three piece suite and shower. Dormer window to the front. Attractive tongue and groove panelling. Tiled floor with underfloor heating.

GARDEN LEVEL

BEDROOM 4 / FAMILY ROOM

13'9 x 12'3 (4.19 x 3.73m)

Currently used as a bedroom/office, this is a lovely proportioned room with bay windows overlooking the garden. Fitted carpet.

UTILITY ROOM

A range of modern cupboards, plumbed for washing machine. Ceramic sink with mixer tap. Access to the south facing garden.

SHOWER ROOM

Beautiful shower room with wash hand basin and original toilet, underfloor heating.

GARDEN

Delightful private south facing rear garden, with attractive shrubs and plants.

EXTRAS

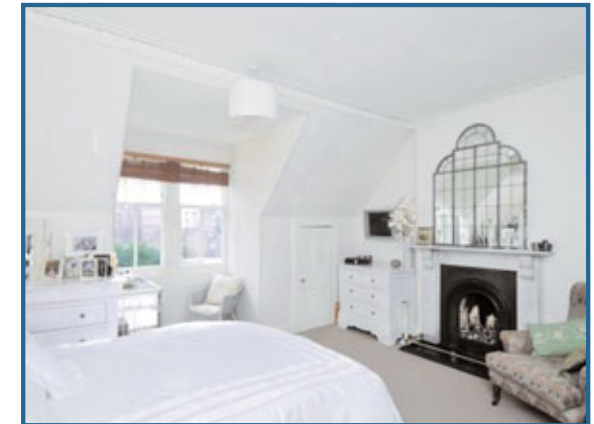
The fitted carpets and blinds are included in the sale together with the Aga cooker.

VIEWING

Please refer to the ESPC or selling agents website for details of open viewing times (www.espc.com or www.macraeflett.com) or to arrange an appointment please contact the selling agents on 0131 225 5985 or email sara@macraeflett.com.



DININGROOM



BEDROOM 1



BEDROOM 2



WINDOW DETAIL



SHOWER ROOM



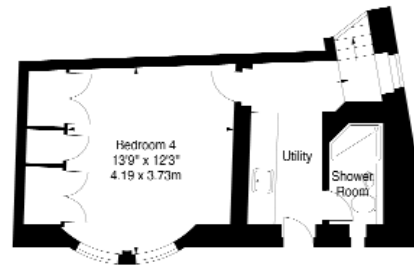
REAR



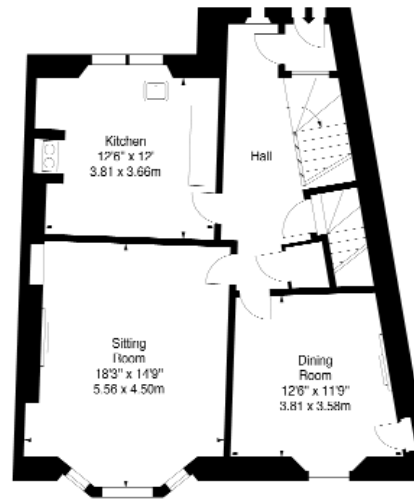
UTILITY ROOM



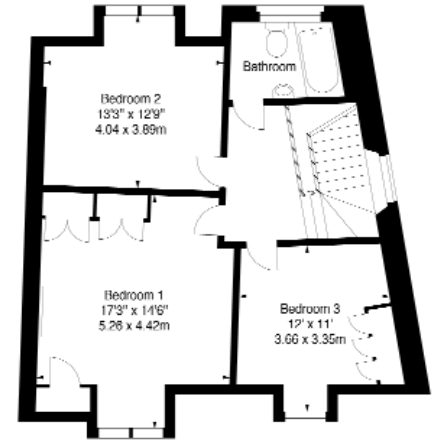
LANDING



Garden Floor



Ground Floor



First Floor

Glenisla Gardens, EH9 2HR
Approx. Gross Internal Area
1773 Sq Ft - 164.71 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Thinking of selling? Presentation is all. Move up to a better presentation.
Contact David @macraeflett.com or 0131 225 5985

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These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.

