



lindsays

16 Dick Place
Grange, EH9 2JL

"A charming and rarely available lower villa with direct access to large private south facing garden"

- Spacious and welcoming hall with excellent storage
- Elegant sitting room/dining room with ornate cornice and fireplace
- Kitchen
- Utility/WC
- Three well proportioned bedrooms
- Large family bathroom
- Second bathroom
- Gas central heating
- Easily maintained front garden
- Stunning mature south facing walled private garden
- Residents permit parking

EPC Rating D

OFFERS OVER £575,000



Description

A charming and rarely available lower villa with garage, extensive cellar and direct access to large private south facing garden which is predominantly laid to lawn and ideal for entertaining. This impressive property has only been occupied by three families since it was built in 1875 and although it would now benefit from some modernisation and upgrading it offers excellent potential. Situated in one of Edinburgh's most sought after and highly regarded residential areas the property retains many original features and provides flexible and spacious family accommodation over one floor. In brief accommodation comprises; entrance vestibule shared with only one other property, welcoming and spacious hall with excellent storage, elegant sitting room/dining room with ornate cornice and fireplace, kitchen, utility/WC, three well proportioned double bedrooms, large family bathroom which was previously utilised as a bedroom, second bathroom, garage which provides excellent storage and large private south facing garden which is predominantly laid to lawn and bordered by mature flower plants and shrubs.

Area

The Grange is one of the capital's most respected and highly sought after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive gardens. Princes Street and the city centre lie little more than 1 mile away and are readily accessible via regular public transport services or simply by strolling through the Meadows and down the Mound. Neighbouring Newington, Marchmont, Morningside and Bruntsfield offer the widest selection of shopping and leisure facilities. Delightful small speciality shops, supermarkets, cafes, restaurants and bars are all within walking distance. The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill offer opportunities for walking, jogging and cycling. The nearby Royal Commonwealth Pool has recently been refurbished and offers a wide programme of activities. There are a number of University Buildings within a few minutes on foot, and nearby public and private sector schooling is excellent. The property lies in the catchment area for Sciennes Primary School and James Gillespies High School, whilst George Watsons College and George Heriot's School are also within easy reach.

Viewing

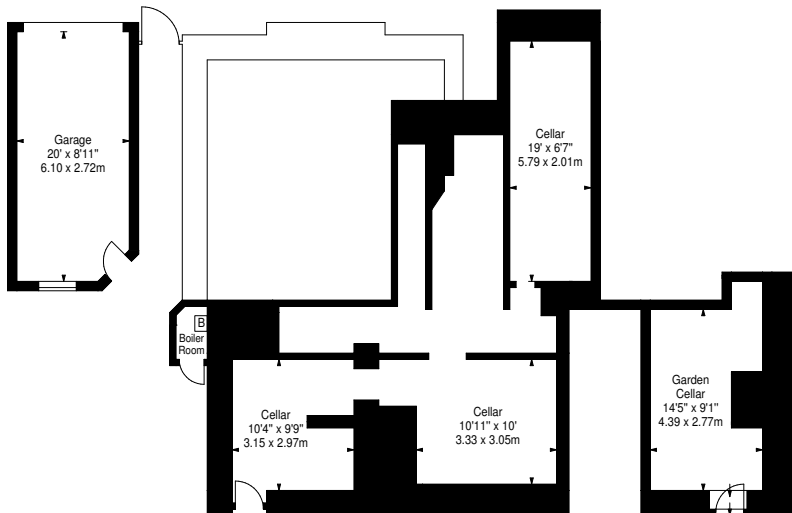
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



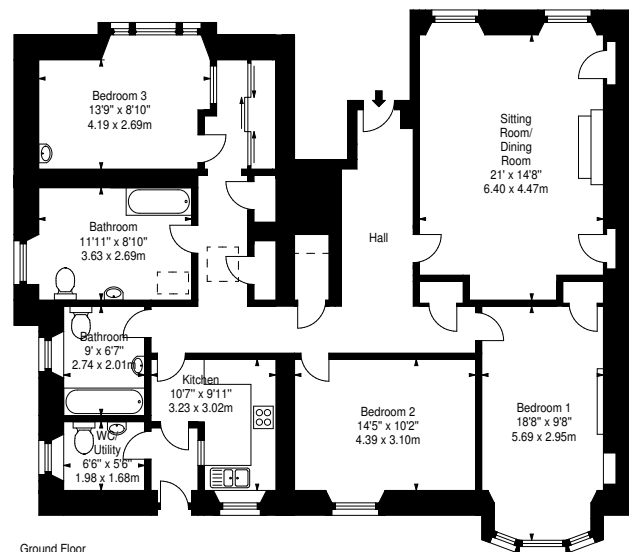
Dick Place,
Edinburgh,
Midlothian, EH8 8HZ



Approx. Gross Internal Area
2294 Sq Ft - 213.11 Sq M
(Including Garden Cellar, Boiler Room & Cellars)
Garage
Approx. Gross Internal Area
177 Sq Ft - 16.44 Sq M
For identification only. Not to scale.
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Lower Ground Floor



Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.