

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

70 RELUGAS ROAD  
EDINBURGH  
EH9 2LZ





Occupying a sought-after position in Edinburgh's prestigious Grange, this four-bedroom double upper offers an exceptional opportunity. While some modernisation would enhance the property, its spacious, flexible, and light-filled layout paired with an enclosed rear garden and garage makes it an excellent prospect.

The front door opens into a welcoming ground-floor vestibule, where stairs rise to the first floor and a spacious, carpeted hallway. At the rear, the bright and generously proportioned living and dining room boasts original hardwood flooring, a built-in partially glazed press, and a charming living flame fireplace set within an oak mantle. Light and airy, it provides a delightful setting for relaxation and entertaining. Accessible from the living and dining room, the well-sized kitchen offers ample wall and base units, worktops, and space for freestanding appliances. While a cosmetic refresh would enhance it further, it is a practical and functional space. To the front, the principal double bedroom enjoys a south-east-facing aspect, with bay windows framing views over Relugas Road. Flooded with natural light, it features a soothing colour palette, plush carpeting, and an attractive feature fireplace. Three additional bedrooms, two doubles and a single, the latter ideal as a home office share access to a family bathroom fitted with a WC, washbasin, and bath with a wall-mounted shower. A partially floored attic offers excellent potential for storage or further development. Externally, the property benefits from an enclosed rear garden, mainly laid to lawn, and a single-car garage (which may be available for purchase separately).

**VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226**

#### Key features

- Four-bedroom double upper
- Bright living and dining room
- Sizeable kitchen
- Four bedrooms
- Family bathroom
- Attic
- Gas central heating
- Enclosed rear garden
- Garage

#### Area

The Grange is one of Edinburgh's most sought-after and prestigious locations. There is an array of bars, restaurants, artisan retailers, and cafés in neighbouring Marchmont, Bruntsfield and Morningside. Supermarkets are within easy reach including Waitrose and Marks and Spencer Food Hall in Morningside, as well at Cameron Toll Shopping Centre that houses a Sainsbury's and an Aldi, along with well-known high street stores. For days spent outside, the Grange is close to Blackford Hill, The Meadows, and The Hermitage of Braid. Renowned golf courses including those at Prestonfield and the Braid Hills Golf Clubs are a short drive, as is The Royal Commonwealth Pool with gym and fitness classes. Carlton Cricket Club, Warrender Swim Centre, and The Midlothian Snowsports Centre are also within easy reach. Local schooling includes Sciennes Primary and James Gillespie High Schools, with private options such as George Watson's College and Merchiston Castle nearby. The property is close to Napier and Edinburgh Universities. Edinburgh's City Centre is only a quick bus ride away. The City Bypass connecting you to the main motorway networks and Edinburgh Airport is a short drive.

#### EPC Rating: C

#### Home Report

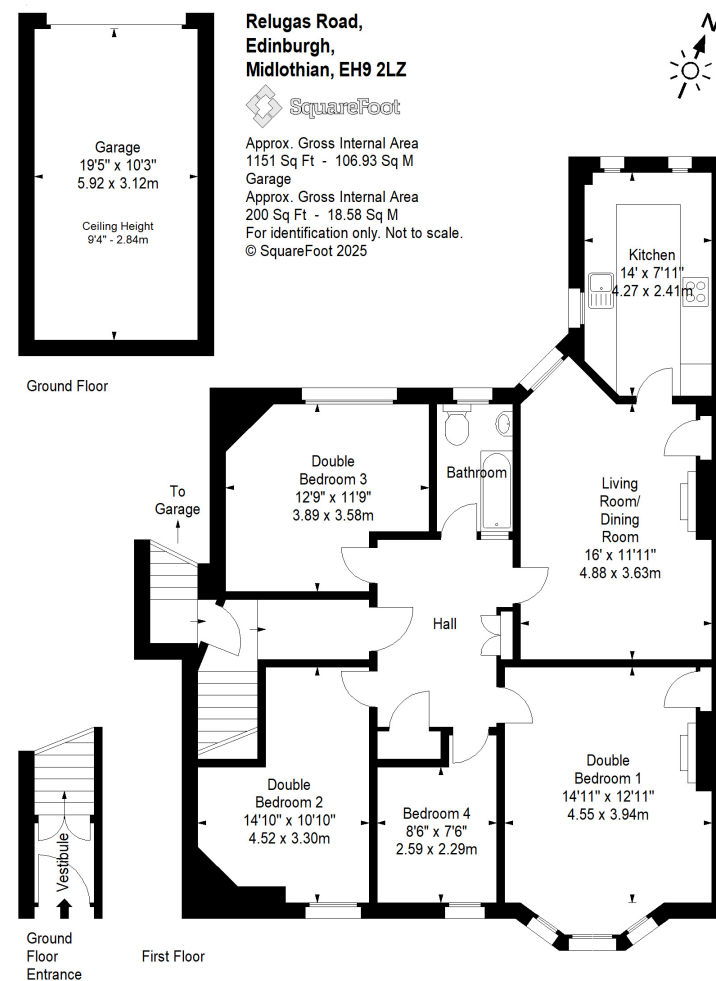
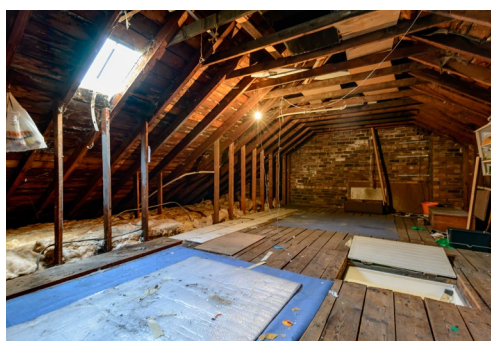
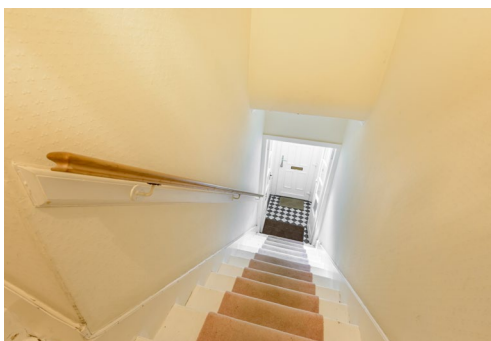
Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.









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