



RALPH SAYER
SOLICITORS & ESTATE AGENTS

5a/2 Palmerston Road

Grange, Edinburgh, EH9 1TL

5a/2 Palmerston Road

Well-presented with attractive interiors and a tasteful palette of décor throughout, this one-bedroom ground-floor flat is situated in the city's exclusive Grange area and represents an ideal purchase for first-time buyers, professionals, couples, downsizers, and rental investors alike. It benefits from access to beautifully maintained shared gardens and has a private garage for off-street parking. Excellent amenities lie within easy reach of the property, including shops, transport links, eateries, fitness and leisure facilities, Edinburgh University, the Kings Buildings and scenic open spaces such as The Meadows, Bruntsfield Links, the Grange Cemetery and Holyrood Park.

Extras: All fitted floor coverings, window coverings with the exception of the curtains in the Lounge, Bedroom and Kitchen as these will be removed prior to the date of entry, light fittings, integrated and freestanding kitchen appliances will be included in the sale and the bed can also be included as part of the sale.



Property Summary

- Well-presented ground-floor flat in the Grange
- Secure shared entrance and vestibule
- Welcoming hallway with built-in storage
- Generous, southeast-facing living room
- Bright breakfasting kitchen
- Good-sized double bedroom with built-in storage
- Modern bathroom with shower-over bath
- Beautifully maintained shared gardens
- Private garage for off-street parking
- Electric heating and partial double glazing
- EPC Rating - E | Council Tax Band - D







Well-presented ground-floor flat with a generous, southeast-facing living room and a bright breakfasting kitchen







Good-sized double bedroom with built-in storage and a modern bathroom with shower-over bath





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

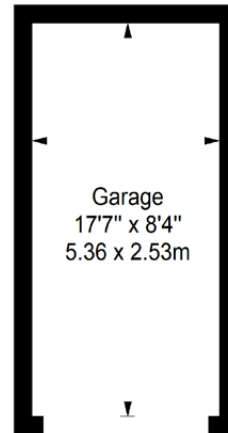
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Garage
Approx. 13.5 sq. metres (145.3 sq. feet)



Ground Floor
Approx. 54.4 sq. metres (585.6 sq. feet)

