

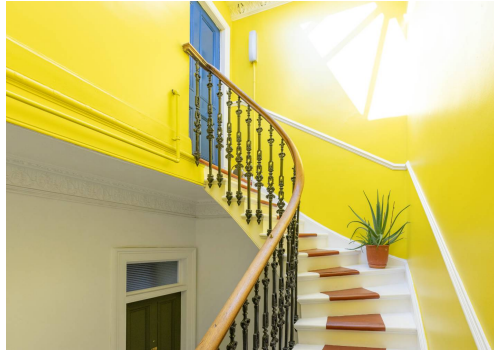
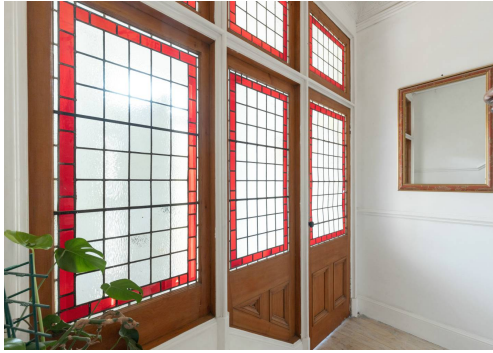


**Deans Properties**  
Deans Solicitors and Estate Agents LLP



**50/3 FOUNTAINHALL ROAD  
GRANGE, EH9 2LW**





## SECOND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Shared Rear Courtyard
- Garage
- Gas Central Heating
- EPC Rating – D



This extremely bright and stylishly presented second floor flat with lovely views to Arthur's Seat forms part of a delightful semi-detached Victorian villa in the leafy and prestigious Grange Conservation Area of South Edinburgh. This much sought-after location offers superb local amenities including highly regarded schooling, shopping and recreation facilities and is within easy walking distance of the city centre and Edinburgh university. The accommodation, which has been recently renovated throughout, comprises; sunny and welcoming entrance hallway with cupola and attractive stained-glass windows, south-east facing bay-windowed living room with wonderful period fireplace, high spec, contemporary kitchen with breakfast bar, two good-sized double bedrooms (principal bedroom with dressing room/potential home office lying off) and modern shower room. There is a shared courtyard to the rear which gives access to the garage offering convenient off-street parking or storage space. There is further free and permit parking in the area. The property has sash and case windows and gas central heating. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades.



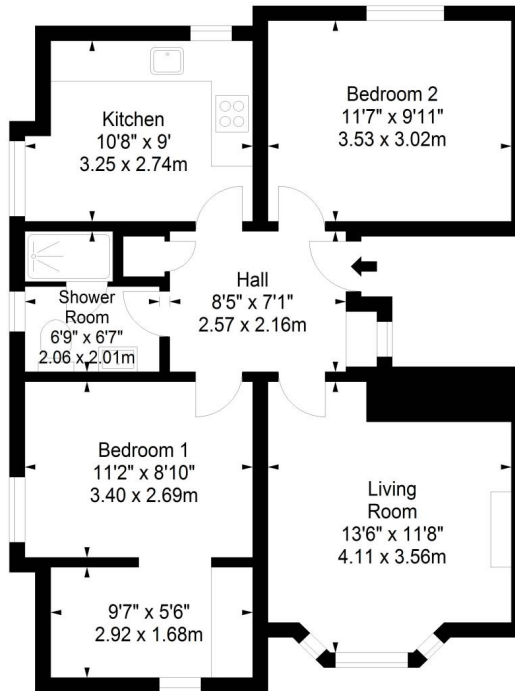
**Fountainhall Road,  
Edinburgh, EH9 2LW**



Approx. Gross Internal Area  
645 Sq Ft - 59.92 Sq M  
Garage  
Approx. Gross Internal Area  
166 Sq Ft - 15.42 Sq M  
For identification only. Not to scale.  
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Ground Floor



Second Floor



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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.