



28 Mortonhall Road
Grange, Edinburgh, EH9 2HN

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SIMPSON & MARWICK

simpsonmarwick.com

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Rarely available, generously proportioned lower villa with 3/4 bedrooms, extensive private gardens and double garage in a highly sought-after location

- Elegant bay-windowed sitting room
- Spacious dining room
- Breakfasting kitchen with garden access
- Bedroom 1 with walk-in wardrobe
- 2/3 further versatile bedrooms
- Modern bathroom & shower room
- Side courtyard & front garden
- Exceptionally large rear garden
- Double garage & driveway
- Gas central heating





Beautifully presented, versatile and generously proportioned period lower villa with 3/4 bedrooms, excellent private gardens and double garage. The property is situated in the highly regarded Grange conservation area, close to excellent private and public schooling.

This exceptionally spacious property offers comfortable and versatile accommodation, beautifully complemented by fine period features. The accommodation includes an entrance vestibule, central reception hall with storage and a large elegant south facing bay-windowed sitting room with fine period decorative corning. Folding double doors in the sitting room allow full access to a south facing bay-windowed dining room, again with similar corning. A bright and airy bedroom one benefits from a walk-in wardrobe; of the three further versatile bedrooms two are currently used as home offices. A modern kitchen/breakfast room enjoys direct access through double doors to a quiet, secluded, stone walled courtyard garden. There is a modern shower room and a family bathroom.

On the east side of the property the courtyard garden leads to a front garden with mature trees and shrubs. On the west side, a driveway leads to a double garage and a delightful large rear garden, which has been beautifully maintained and benefits from a greenhouse and patio area. Simpson & Marwick anticipate this property will be a popular choice for many, so early viewing is highly recommended.



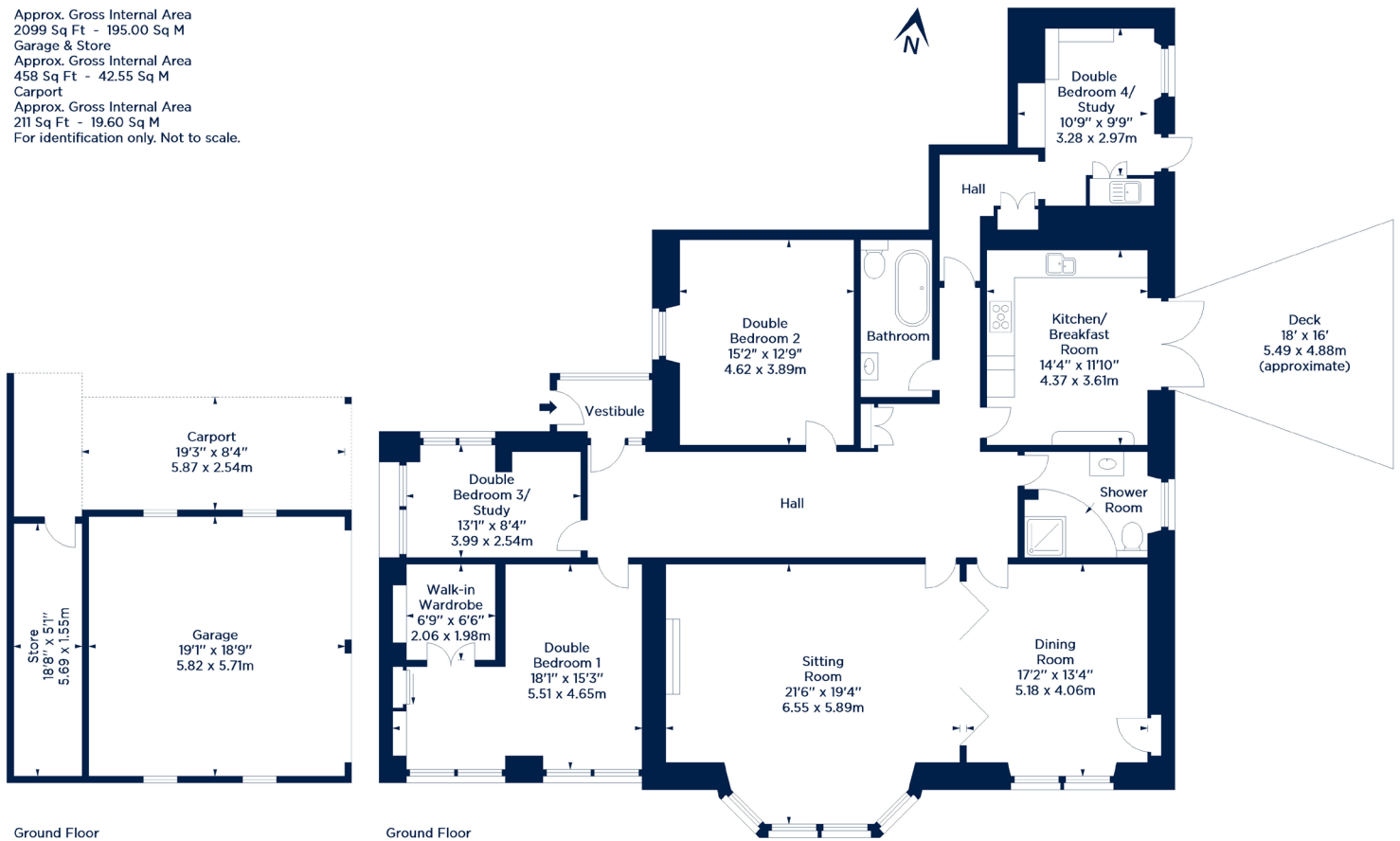
LOCATION

The Grange conservation area is often regarded as one of Edinburgh's most desirable and coveted residential districts. Its leafy surroundings lie approximately one mile south of the city centre, with Blacket and Newington to its east and Morningside and Bruntsfield to its west, all of which offer an excellent variety of independent retailers, numerous bars, coffee shops and restaurants. It is also well placed for access to Cameron Toll shopping centre, the main University of Edinburgh buildings at George Square and King's Buildings. A wide variety of recreational amenities are nearby, including The Royal Commonwealth Pool, Warrender Swimming Baths and numerous golf courses. There is also good access out of town to the city bypass, and on to Edinburgh International Airport and the motorway network of central Scotland. Schooling is well represented in both the private and state sectors.

FIXTURES AND FITTINGS

All fitted floor coverings, fridge/freezer, dishwasher, oven, hob, extractor hood and all ceiling lights are included in the sale.

Approx. Gross Internal Area
2099 Sq Ft - 195.00 Sq M
Garage & Store
Approx. Gross Internal Area
458 Sq Ft - 42.55 Sq M
Carport
Approx. Gross Internal Area
211 Sq Ft - 19.60 Sq M
For identification only. Not to scale.



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.