



30 Mansionhouse Road
Grange, Edinburgh, EH9 2JD

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SIMPSON & MARWICK

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30 Mansionhouse Road

Grange, Edinburgh, EH9 2JD

Beautifully presented Victorian upper villa with 3 bedrooms and private garden, quietly situated within the highly regarded Grange area.

- Elegant sitting room
- Bright dining hall
- Kitchen breakfast room
- 3 Double bedrooms
- Bathroom & shower room
- Sunny private garden
- On street permit parking
- Prime residential street
- Excellent local schooling
- Gas central heating





DESCRIPTION

30 Mansionhouse Road offers a beautifully presented early Victorian upper villa with three double bedrooms and a delightful private garden, quietly positioned in one of the most sought-after areas of the Grange, close to excellent local and private schooling.

This bright and spacious main door, upper villa offers well-proportioned accommodation in walk-in condition throughout. The accommodation includes, an elegant sitting room with wood burning stove, complemented by fine period cornicing and rosette. The dual aspect kitchen/breakfast room is well equipped and further benefits from working shutters. Bedroom 1 is positioned at the rear of the property with a fantastic view of Salisbury Crags and working shutters, there are two further double bedrooms, one with working shutters. A superb versatile

dining hall is light filled through a central cupula, there is a modern family bathroom with a 3-piece white suite, a separate shower compartment and underfloor heating. In addition, there is a further shower room, utility cupboard and an excellent level of storage throughout along with an extensive partially floored loft. Externally the delightful sunny rear garden with lawn, patio area and summerhouse has been very well maintained and there is on-street permit parking.

There is planning permission for 2 en-suites - bedroom 2 & 3.

Please note, the current owners have planning consent to build a small house partly on the existing garage site and partly on the west portion of the garden.

Reference is 24/00413/LBC.



LOCATION

Mansionhouse Road holds a distinguished status as one of the most desirable addresses within Edinburgh's Grange district. Dating back to the 19th century, this road epitomizes elegance and heritage. The Grange stands as one of Edinburgh's most esteemed residential areas, renowned for its Victorian and Georgian architectural homes. Situated in the heart of Edinburgh City Centre, the Grange is characterised by its picturesque streets, wide avenues, and impeccably maintained communal gardens. Excellent shopping is located a short walk away within Marchmont, Bruntsfield and Morningside. 30 Mansionhouse Road is in the catchment for Sciennes Primary School and St Peter's RC Primary School,

while James Gillespie's High School and St Thomas of Aquin's are the secondary options. There are also excellent fee paying schools nearby including George Herriot's, George Watsons and Merchiston Castle School.

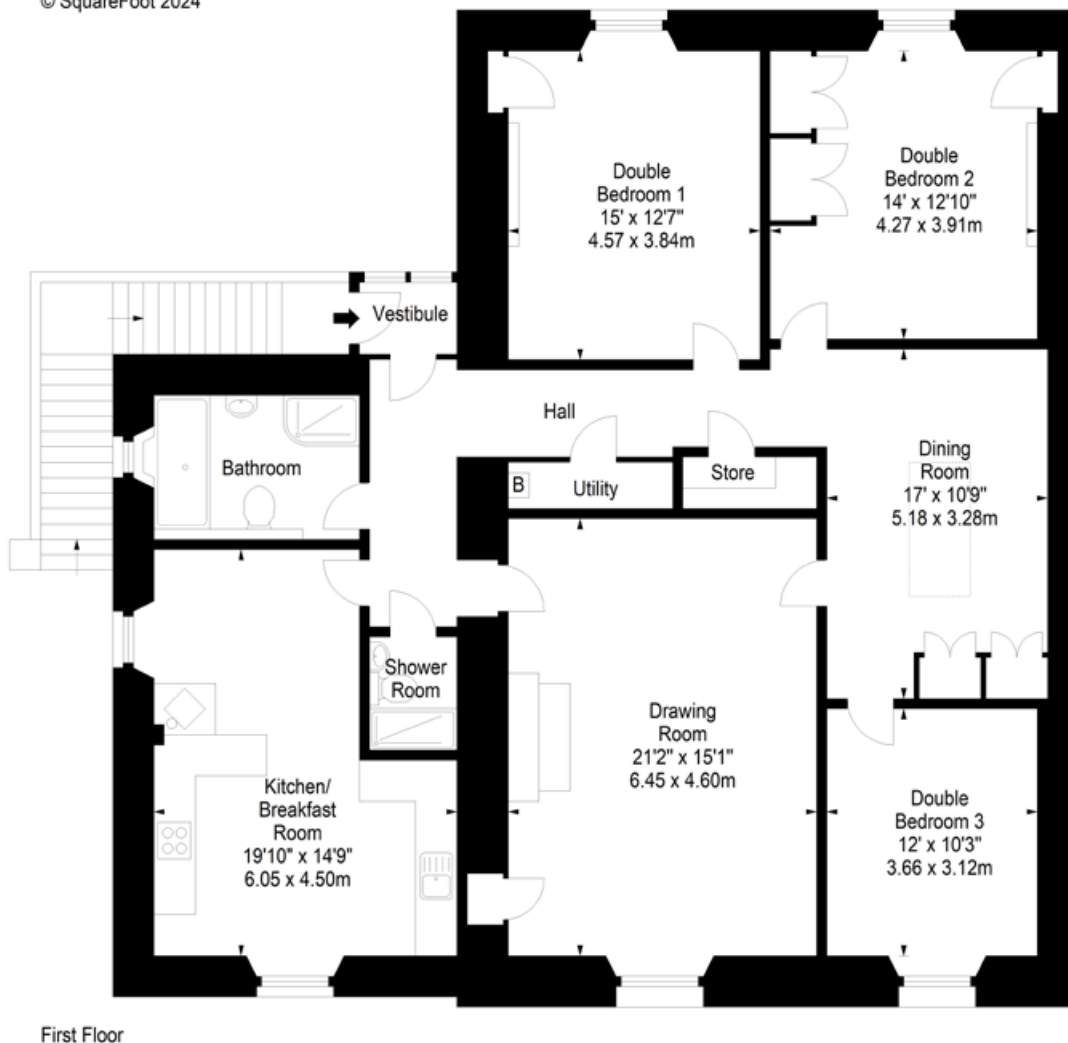
FIXTURES AND FITTINGS

All fitted floor coverings, double oven, gas hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale. Please note, the sitting room mirror is not included.

**Mansionhouse Road,
Edinburgh,
Midlothian, EH9 2JD**



Approx. Gross Internal Area
1684 Sq Ft - 156.44 Sq M
For identification only. Not to scale.
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First Floor

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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.