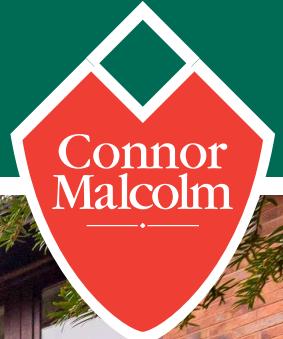


51 (flat 1) Mortonhall Road, Grange, Edinburgh, EH9 2HN



## Description

A rare opportunity to acquire this impressive ground floor apartment forming part of a mature development of flats, within a desirable location in the prestigious Grange area of south Edinburgh. With a quiet position at the end of a no-through road, the property will be well-suited to those seeking peace and quiet whilst being within easy reach of local amenities on foot.

## Features

- Spacious apartment in peaceful development
- Leafy south-facing views
- Open plan living/dining room offering ample room for relaxing and dining providing a very sociable space and open plan to a well-equipped kitchen
- Three bedrooms, one with en suite
- Gas central heating and double glazing
- Beautifully kept communal grounds
- Secure shared entrance and phone entry system
- Residents car park with allocated space
- Lovely walks at nearby Blackford Hill
- Superb local amenities just a short stroll away



## Extras

The fitted floor coverings, fridge/freezer, oven, hob, cooker hood, wine cooler and fitted wardrobes in bedroom 1 and 2 are included.

## Factor

The development is factored by Myreside Management for approx. £130 per month according to the vendor. This includes maintenance of communal areas and block building insurance.

## EPC Rating: B



## Location

Mortonhall Road is situated in the prestigious conservation area of The Grange, characterised by quiet leafy streets, just two miles south of the city centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic open green spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby. Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Morningside and Marchmont. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi. Local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Heriot's and George Watson's College both within walking distance whilst Edinburgh University's Kings Building are conveniently located. Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways.

## Price and Viewing

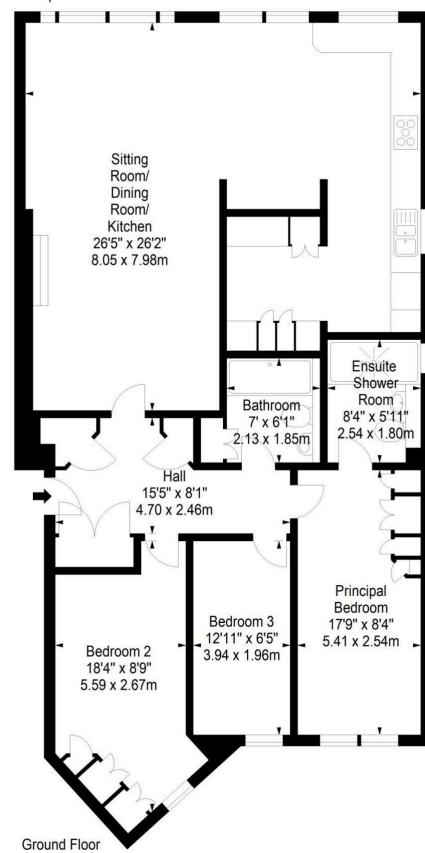
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Mortonhall Road,  
Edinburgh, EH9 2HN



Approx. Gross Internal Area  
1258 Sq Ft - 116.87 Sq M  
For identification only. Not to scale.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.



espc