



# 30

## MANSIONHOUSE ROAD, EDINBURGH EH9 2JD

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*The subjects comprise an exceptional Victorian upper villa conversion, which forms part of the city's most prestigious, highly desirable locations. Properties in this street rarely come onto the open market due to the nature of these being family homes which tend to be passed on down through the generations. No 30 is no exception and has been a current wonderful home.*

Internally, this home will not disappoint, with large, generously proportioned rooms which boast an abundance of natural light. The magnificent drawingroom is enhanced by an original marble fireplace with a feature wood burning stove, impressive centre rose, cornicing and a stripped pinewood floor. The family sized Dining kitchen which is ideal for informal entertaining has a feature gas fired stove and a separate Dining Hall with cupola, ideal for more formal family gatherings.

There are three substantial double bedrooms, a luxury family bathroom and separate additional showerroom. The clients have obtained planning permission for the provision of two en suites should this be desired by any prospective purchaser. Finally, a utility cupboard gives access to a generous, partially floored attic space.









**ENNOVA**  
ESTATE AGENTS

Outside, a partially walled, secure sun trap garden is ideal for outdoor entertaining and for young children's play. There are mature fruit trees, vegetable and flower beds and a substantial summerhouse.

**Fixtures and Fittings:**

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



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*EPC Rating: Band D*

*COUNCIL TAX: Band G*

*PRICE: Offers Over £745,000 are invited*

*VIEWING: By appointment please telephone  
Cat Aitchison on 07801442800*





## GRANGE

The schooling options are first class, this property 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 Heriot's, George Watson's and Merchiston Castle School and an excellent choice of pre-school nurseries.

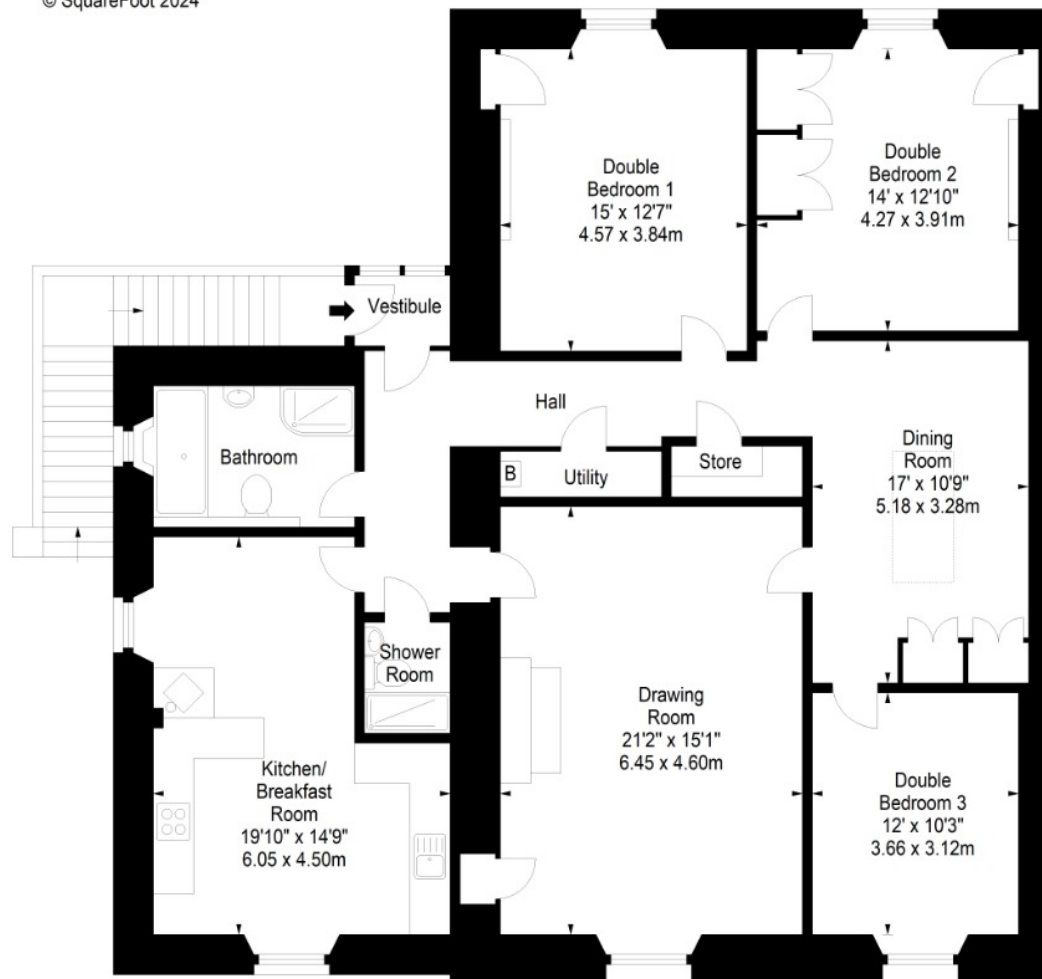
Mansionhouse Road holds a distinguished status as one of the most desirable addresses within Edinburgh's Grange district. Dating back to the 19th century, this road epitomizes elegance and heritage. The Grange stands as one of Edinburgh's most esteemed residential areas, renowned for its Victorian and Georgian architectural homes. Situated in the heart of Edinburgh City Centre, the Grange is characterised by its picturesque streets, wide avenues and magnificent garden grounds.

The city centre is closeby, with Marchmont, Bruntsfield and Morningside offering a fantastic variety of amenities, including local artisan shops, Marks and Spencer, Tesco and a main Waitrose store. The Grange Medical Centre, dentists, hairdressers, beauticians, restaurants and not forgetting the famous Canny Man's pub which is an Edinburgh institution established in 1871.

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

#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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