



9 Mottram Road, Edinburgh, EH4 4UH
OFFERS OVER £235,000



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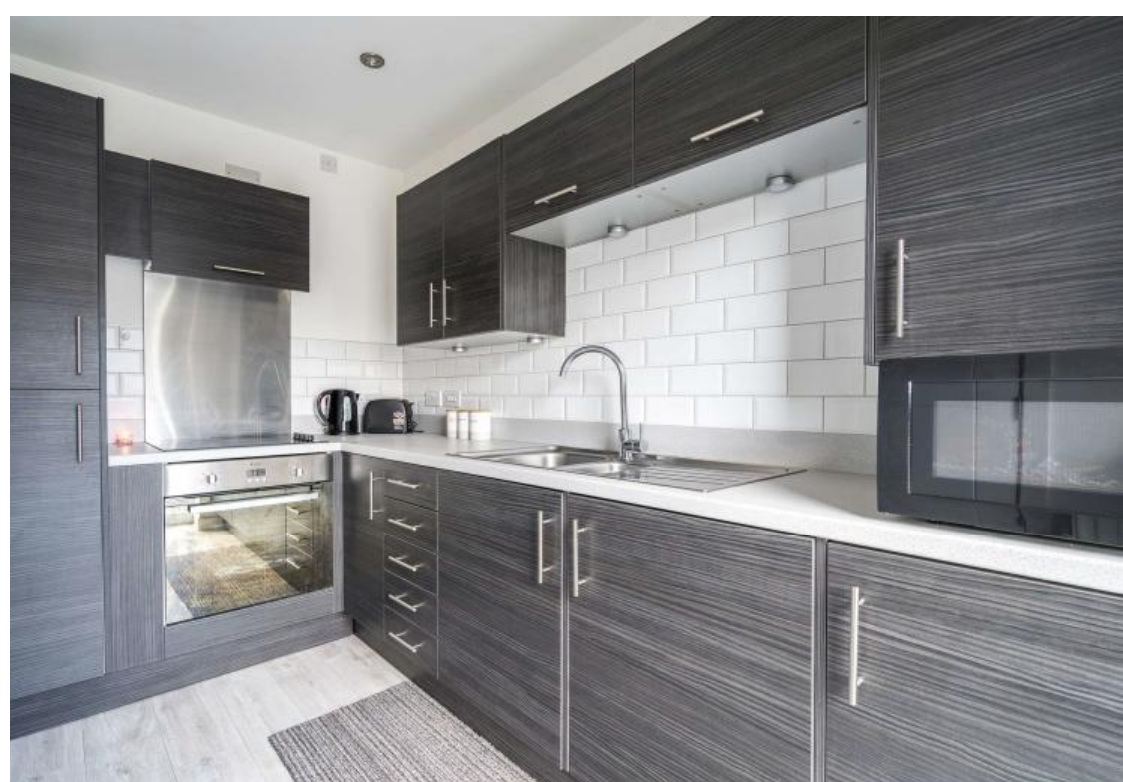
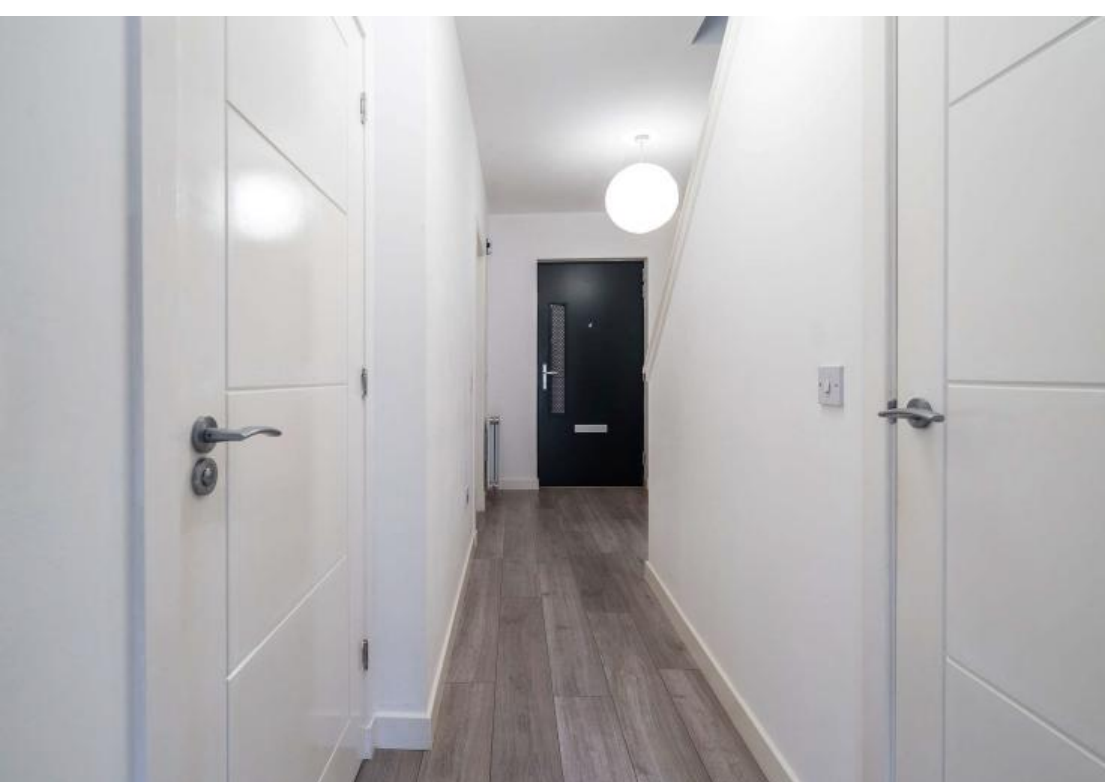
Occupying a fantastic position within a desirable residential development, this two-bedroom townhouse offers a superb blend of modern comfort, style, and design.

The generous hallway with its chic décor of soft grey wood-inspired flooring, and crisp white walls sets the scene for the property as a whole.

It leads seamlessly into an impressive south-east-facing dining living room that with its spacious layout has been thoughtfully designed for a modern lifestyle.

Matching the interior of the hallway, and with a full-height window and door leading out to the rear garden, it is an ideal place to unwind or entertain.

Back towards the front door, and the bright kitchen featuring a full-height window overlooking the front of the property, is in pristine condition. Boasting a monochrome colour scheme, black wood-inspired under-base-lit wall and floor units, sit alongside light grey countertops and white metro tile splashback to give an urban industrial feel. Quality integrated appliances include an extractor hood, induction hob, and an oven. Completing the ground floor accommodation is a well-appointed WC with washbasin.

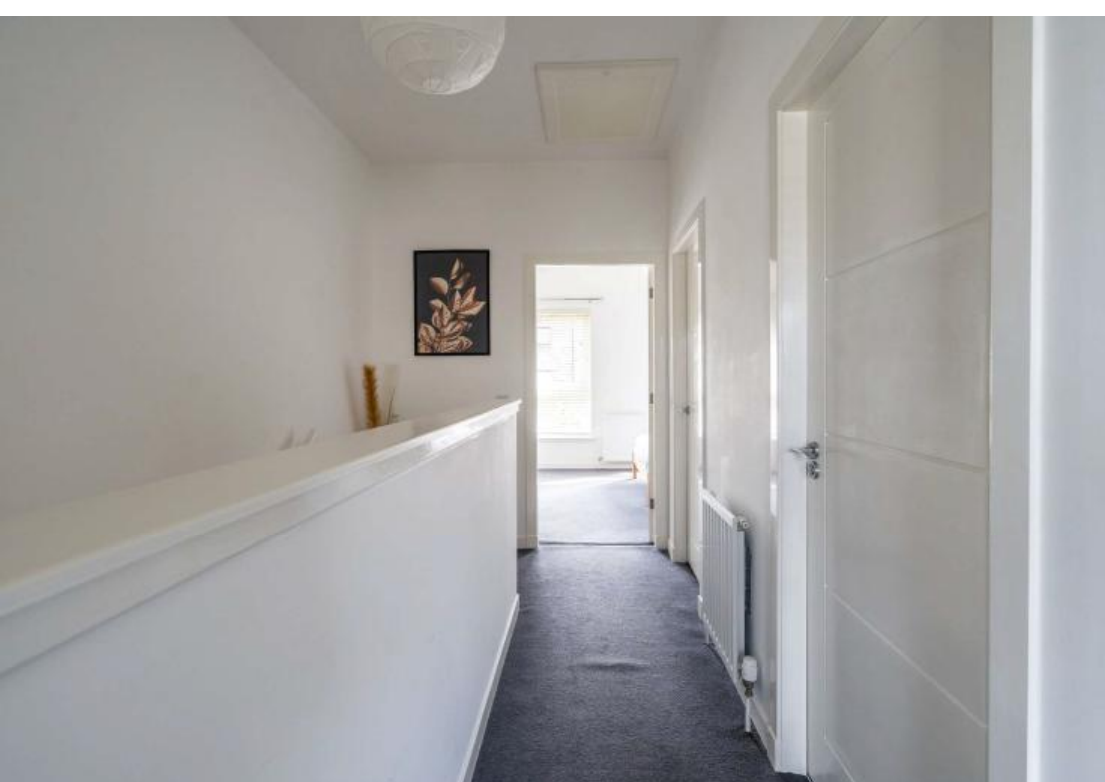




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Moving to the first floor via the carpeted staircase, and the two double bedrooms, one to the front and the other to the rear, are generous, tastefully decorated, and with twin windows, light and airy. They each benefit from built-in wardrobes and share an appealing bathroom with a WC, chrome towel radiator, washbasin, and bath with a wall-mounted shower.







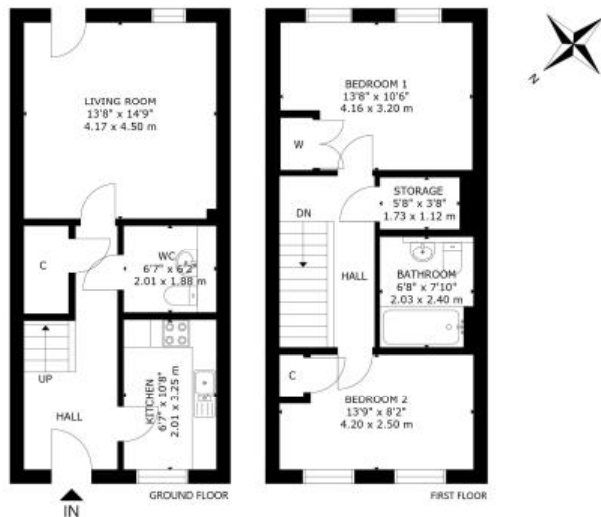
Externally the house has a single-car driveway, and a private south-east-facing rear garden with a small lawn, garden shed, and patio area perfect for alfresco dining.



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Featuring modern insulation, gas central heating, and double glazing it is energy efficient, and warm and comfortable all year round.



8 MOTTRAM ROAD, EDINBURGH, EH4 4UH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 881 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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A predominantly residential area, Edinburgh's Muirhouse enjoys an excellent position close to green open spaces including Inverleith Park and The Royal Botanic Gardens, whilst scenic Cramond Village, Silverknowes Beach, and Lauriston Castle are also just a short drive and offer peaceful walks in picturesque settings. Keen golfers will love the proximity to popular golf courses in the locale including Silverknowes and Bruntsfield Links. Other fantastic recreational opportunities are available at the nearby Village Hotel and Ainslie Park Leisure Centre which both offer a gym, fitness classes, and a swimming pool. Daily shopping needs are well-catered for both locally and at nearby Silverknowes and Davidson's Mains. More choices are available on nearby Ferry Road including a Morrison's superstore and at Craighleith Retail Park which has a Sainsbury's and Marks and Spencer. Local primary and secondary schooling is within walking distance. There is swift access to the city centre by way of efficient bus services or by car, and it is ideally located for access to Edinburgh International Airport and The Queensferry Crossing.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.