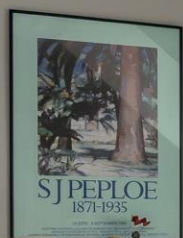




47B FOUNTAINHALL ROAD
Grange
Edinburgh
EH9 2LN







Stylish top floor flat located in a very desirable residential area. The Grange is located approximately two miles south of the City Centre and has an excellent range of local shops and amenities which include bank and post office services. Further services can be found in nearby Bruntsfield or Newington. The property is ideally located and within easy walking distance of the Edinburgh City Centre, Meadows and the University.

The area is well served with a wide variety of sport and leisure facilities including Royal Commonwealth Pool with its Pulse centre, also Warrender Swimming Baths. Frequent bus services run close by providing quick and easy access to the City Centre and other parts of the city.



Internally the property is in excellent decorative order throughout and benefits from electric heating, double glazing and good storage facilities. The integrated hob, electric oven, fridge with freezer compartment, washing machine and dishwasher are included in the sale together with all fitted carpets, window blinds and light fittings.

Entrance to the property is via a bright shared vestibule and main door.

Resident permit parking is available on application to The City of Edinburgh Council.

PROPERTY DETAILS

- Welcoming entrance Hall with borrowed light from communal stair. Access to all rooms.
- Bright, south facing, Sitting Room/Dining Room with window to rear with lovely open outlook. Large built-in cupboard.
- Stylish fitted Kitchen with matching wall and base units. Integrated electric hob, oven and chimney style hood. Integrated fridge with freezer compartment, washing machine and dishwasher. Ample work surfaces with stainless steel sink.
- Attractive double bedroom with bay window to front with views to Arthurs Seat. Walk-in wardrobe.
- Bathroom with white three-piece suite comprising bath with mixer shower with rainhead fitting above and shower screen, wash hand basin with vanity unit below and WC.



Viewing by appointment on 0131 524 3800











EXTERNAL

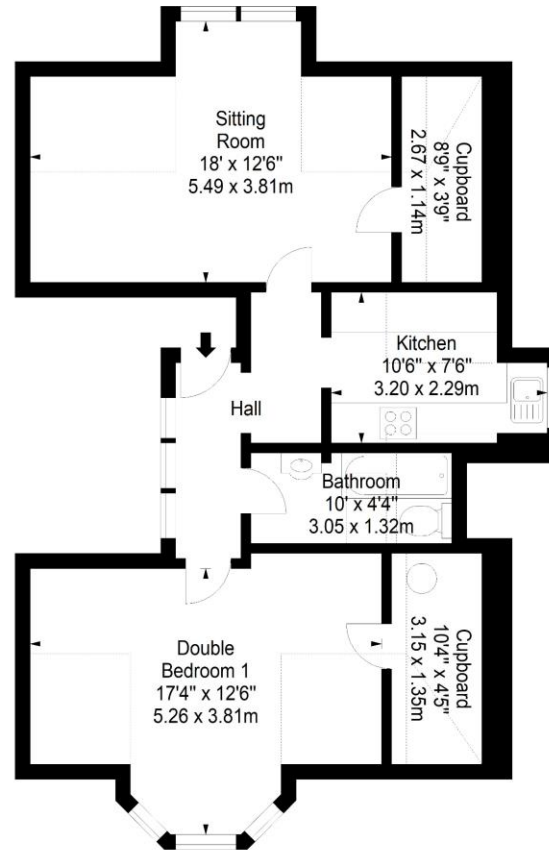
Unrestricted parking is available in nearby streets. Resident permit parking is also available on application to The City of Edinburgh Council.

- Energy Efficiency Rating - G
- Council Tax Band - D

Fountainhall Road, EH9 2LN



Approx. Gross Internal Area
698 Sq Ft - 64.84 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



CONNELL & CONNELL WS
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

