



10B Fountainhall Road
Grange
Edinburgh
EH9 2NN







Superb, stylish and spacious main door flat located in a very desirable residential area. The Grange is 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 Edinburgh City Centre, the Meadows and the University. In addition, the property falls within the catchment area for the highly regarded Sciennes Primary School and James Gillespie High School.



The area is well served with a wide variety of sport and leisure facilities including the 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 gas central heating, double glazing and good storage facilities. The range cooker is included in the sale together with the fridge/freezer, dishwasher and washing machine. Other items may be available through separate negotiation.

Private garden to front and large communal garden to rear. Resident permit parking is available on application to The City of Edinburgh Council.



PROPERTY DETAILS

- Entrance Vestibule with mosaic tiled floor. Meters cupboard. Coat hooks.
- Welcoming Hall providing access to all main rooms. Built-in storage cupboard. Shelving.
- Bright and spacious Lounge with bay window to front. Feature fireplace with wooden surround and cast-iron insert. Shelved wall press. Decorative cornice.
- Large Kitchen / Diner with French doors giving direct access to the patio and rear garden. Matching wall and base units. Ample solid wood work surfaces with Belfast sink and tiled splashback. Range cooker with 6 ring gas hob. Integrated dishwasher and washing machine. Cupboard housing central heating boiler. Shelving. Space for good sized dining table and chairs.
- Generous Double Bedroom with window to front. Feature fireplace with wooden surround and cast-iron insert. Built in wardrobes provide excellent storage space. Bookcase.
- En-Suite Shower Room with walk in shower compartment. White two-piece suite comprising wash hand basin and WC. Mirrored bathroom cabinet. Mirror. Shaver point.
- Second Double Bedroom with window to rear with built in desk below. Built in wardrobes with hanging space and shelving. Feature fireplace with wooden surround and cast-iron insert. Shelving.
- Boxroom / Home Office suitable for a variety of uses but currently used as a home office. The free-standing cupboards are included.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and folding shower screen, inset wash hand basin and WC. Frosted window to rear.



Viewing: By appointment on 0131 524 3800





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



Ground Floor

Approx. 117.4 sq. metres (1264.0 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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