

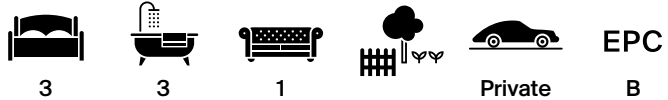


Pitsligo Road, Edinburgh, EH10





A contemporary ground floor apartment featuring three bedrooms and a spacious private, **south-facing wraparound terrace.**



Offers Over	Tenure	Local Authority	Council Tax
£1,100,000	Freehold	The City of Edinburgh Council	Band H



A beautifully presented and highly desirable three-bedroom ground floor apartment on Pitsligo Road, part of the exclusive Applecross development in The Grange, a prestigious residential area in Morningside.

Originally the show apartment, this stunning property boasts an expansive open-plan living, dining, and entertaining area, seamlessly extending onto a south-facing private terrace and garden.

The contemporary apartment is finished to a high standard, featuring premium fixtures and fittings, including Siemens kitchen appliances and bathrooms featuring Duravit and Keuco sanitaryware and fittings.

Nestled within a secure, gated development with meticulously landscaped gardens, the property offers private underground parking and designated storage, with scenic views of Blackford Hill.

Located just a short walk from Morningside Road's vibrant shops and cafes, and only two miles from Edinburgh's city centre, Pitsligo Road enjoys a prime location with access to both urban amenities and nearby green spaces, including the Hermitage of Braid and The Meadows.



Summary of accommodation

Entrance hall | Open plan living/dining room with private patio & garden access | Kitchen/breakfast room | Principal bedroom with en suite bathroom and direct access to the private patio | Bedroom two & en suite shower room | Bedroom three | Family bathroom | Utility room | Cloakroom cupboard Three further hall cupboards | Double glazing | Gas central heating | Two allocated parking spaces in secure gated underground garage with a wired EV charging point allocation & large basement storage cupboard





Location

The property lies within walking distance of bustling Morningside Road, with its excellent range of local amenities.

Situated just two miles south of Edinburgh city centre, Pitsligo Road enjoys an enviable location with all the attractions of the capital city within easy reach whilst there are plenty of leafy walks to be enjoyed at the nearby Hermitage of Braid and Blackford Hill.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Approximate Gross Internal Floor Area
1925 Sq Ft - 178.83 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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