





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



9 Mortonhall Park Grove
Edinburgh, EH17 8SJ

Hall
W.C. Cloakroom
Living room/dining room
Kitchen
Four bedrooms
Bathroom
Attic
Gardens front and rear
Garage
EPC: G
Council tax band: F

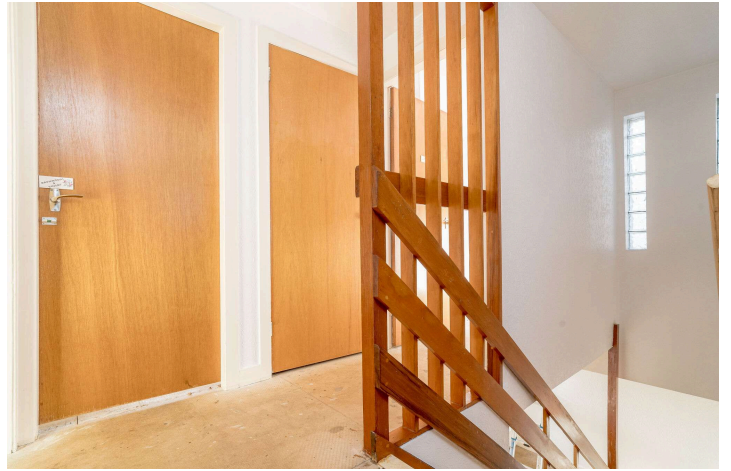
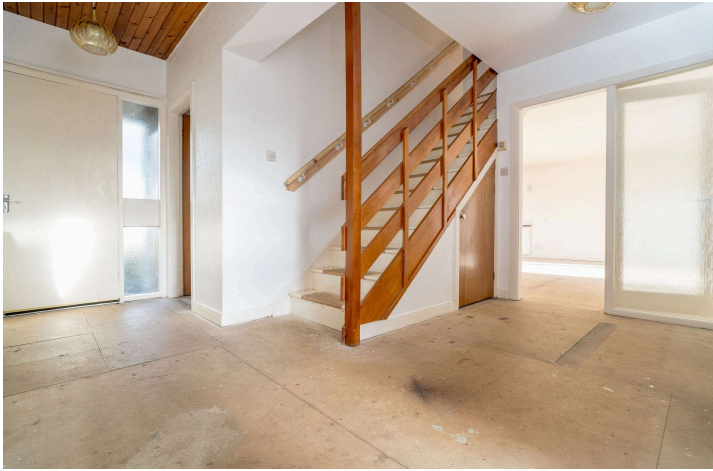
9 Mortonhall Park Grove is a spacious four bedroom semi-detached villa situated in a quiet cul-de-sac in the established residential area of Mortonhall. The property is in need of complete modernisation however throughout and offers an excellent opportunity for those seeking an exciting challenge to create a desirable family home. Situated to the front and rear are good sized private gardens with a quiet leafy aspect to the front and a private fully enclosed garden with patio to the rear. There is also a single garage with up and over door situated to the rear. The property is being sold as seen.

The accommodation comprises: Hall, W.C. Cloakroom, spacious living room/dining room with lots of natural light flooding through, kitchen and on the upper floor: four bedrooms and family bathroom. To the rear of the property there is a single garage. There are also private gardens to the front and rear of the house.

Mortonhall is situated approximately four miles to the south of Edinburgh's city centre just off Frogston Road East and is well positioned for easy access to a wide range of excellent amenities. These include a number of local shops within easy walking distance and a further selection of larger retail outlets at the nearby Cameron Toll Shopping Centre and Straiton Retail Park which are only a short distance away by car. These offer a wider range of larger retail stores including Marks and Spencers Food and a Sainsbury's supermarket. Mortonhall Garden Centre and Farm shop are only a short walk away, as well as the Stable Bar & Restaurant. There are good schools within the catchment area at both primary and secondary levels and a number of Edinburgh's highly regarded private schools are also nearby and include George Heriots and George Watson's College. Mortonhall is also well placed for ease of access to Edinburgh's city by-pass which provides highly effective routes to both East and West Lothian, Edinburgh Airport, the Queensferry Crossing and the main motorway network. Regular public transport services operate to and from the city centre and to surrounding areas.

















9 MORTONHALL PARK GROVE, EDINBURGH, EH17 8SJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,835 SQ FT / 170 SQ M
GARAGE 185 SQ FT / 17 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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