

49/2 Mortonhall Gate

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This stunning three-bedroom Georgian apartment occupies the majority of the raised ground floor of Mortonhall House



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McEwan Fraser is delighted to present this stunning three-bedroom Georgian apartment which is offered to the market chain free. The property occupies the majority of the raised ground floor of Mortonhall House, an immaculate 18th-century mansion A-listed mansion dating from 1769. The building sits in Mortonhall Estate and is accessed via a long sweeping leafy driveway through extensive parkland and is one of the most idyllic settings available within the boundaries of the City of Edinburgh. Internally, the property has been sympathetically renovated and has retained a wealth of original features which have blended with contemporary elegance.

THE LIVING ROOM



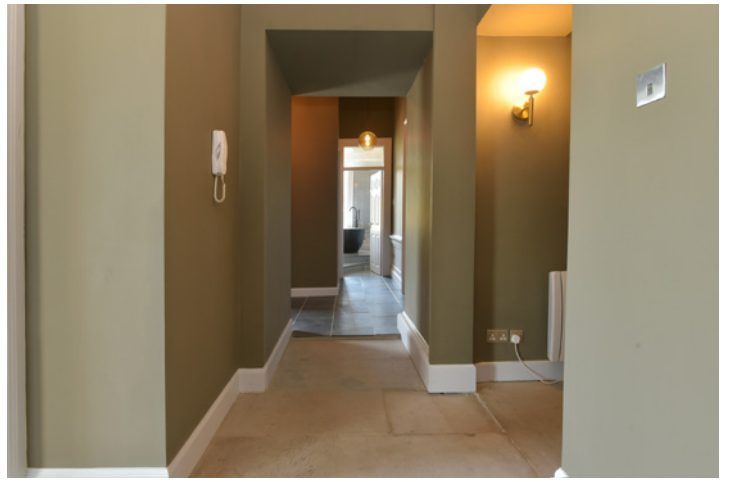
Access to the property is from the original hallway to the main house which you access through a secure front door under the portico, a later addition to the original building. The internal accommodation is centred around a magnificent reception room that enjoys high ceilings and impressive levels of natural light from three huge sash and case windows that are complete with working shutters. The original fireplace, cornice, and panelling are all still in place. The sheer space on offer with give a new owner endless flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



The kitchen is a dual-aspect room with large windows facing southeast and southwest. The recent renovations have included a contemporary fully-fitted kitchen with a range of base and wall-mounted units which are topped with stone worksurfaces. There are a range of integrated appliances including a dishwasher, fridge freezer, and an induction hob. There is also plenty of space for a breakfast table.





The master bedroom (bedroom 1) is as impressive as the reception room. It has maintained endless character and comes with the now familiar shuttered Georgian windows, period coving, exposed wooden flooring, and a fireplace. There is a huge amount of space for a full suite of furniture to individual tastes. Bedrooms two and three are further well-proportioned doubles that enjoy a similar level of period detailing.

Internal accommodation is completed by a stunning bathroom that has been extensively tiled and finished with a freestanding bath and walk-in shower.

BEDROOM 1



BEDROOMS 2 & 3



THE BATHROOM



Externally, the building has a private landscaped garden that is shared by the residents, and ample residents parking. Beyond that Mortonhall is a privately owned working estate that has a network of paths that you are welcome to walk through and enjoy. You can choose from several to explore, leading you either towards Buckstone, through an Arboretum, north to find views stretching out towards Liberton Tower and Salisbury Crags, or through a walled garden. There is a garden centre in the estate and the original coach house is within walking distance. Today it houses an established restaurant, a lovely resource to have on hand.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

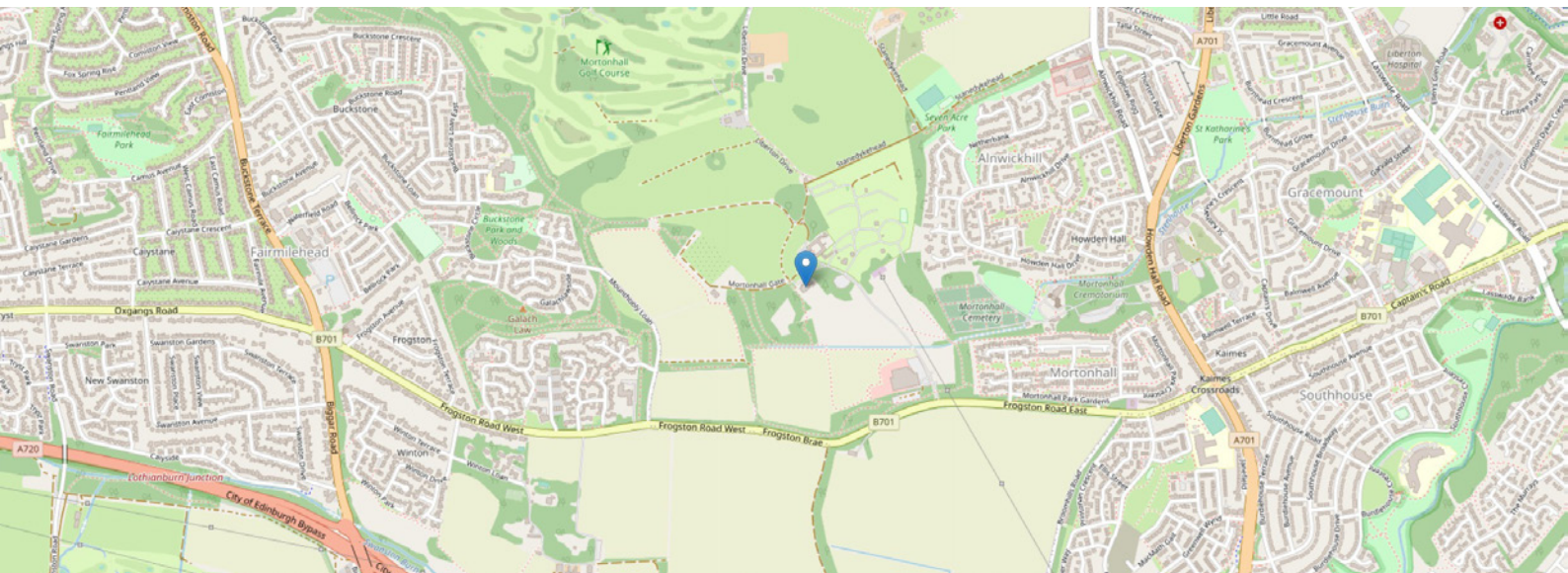


Approximate Dimensions (Taken from the widest point)

Living Room 10.90m (35'9") x 5.70m (18'8")
 Kitchen/Diner 6.70m (22') x 3.55m (11'8")
 Bedroom 1 6.70m (22') x 5.99m (19'8")

Bedroom 2 6.70m (22') x 2.95m (9'8")
 Bedroom 3 4.79m (15'9") x 3.01m (9'11")
 Bathroom 3.52m (11'7") x 3.12m (10'3")

Gross internal floor area (m²): 207m² | EPC Rating: E



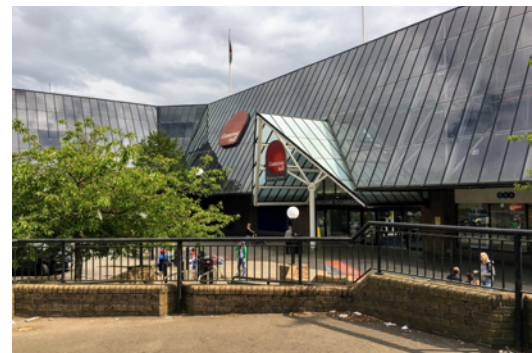
THE LOCATION

Mortonhall is a sought-after residential area lying to the south of the city centre with views over the green belt to the Pentlands. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.





Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area. There are nurseries, primary school and secondary schools within easy reach and many independent schools are also easily accessible. The Kings Buildings campus of Edinburgh University is also nearby. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.



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