



1/9 Mortonhall Park Place
EDINBURGH | EH17 8SZ


warners
solicitors & estate agents



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Beautifully presented second/top floor apartment with two bedrooms and a single garage, forming part of a well-established development, enjoying a quiet cul-de-sac position, with stunning views and excellent transport links. This bright and spacious apartment offers comfortable and well[1]planned accommodation in excellent, walk-in order throughout. All rooms are very well-proportioned and enjoy a fantastic open, outlook. The property comprises a spacious living room with views over the Pentlands and a dining area. The fully fitted kitchen has views over to East Lothian and on a good day Bass rock can be seen. The kitchen currently has a gas hob, oven and fan, washer/dryer, dishwasher, fridge/freezer and homes the boiler. There are two well-proportioned bedrooms both with built in wardrobes and completing the accommodation is the bathroom with double waterfall shower over the bath and a heated towel rail. Further benefits include ample storage and secure entry. Externally there is private resident's parking and the communal grounds are very well maintained. This excellent home will appeal to a first-time buyer or buy-to-let investor, so early viewing is highly recommended.

- Entrance hall with excellent storage
- Spacious living room with excellent views over the Pentlands
- Modern fitted breakfasting kitchen with views over East Lothian
- Two double bedrooms with built in storage
- Modern fitted bathroom
- Gas central heating and Double glazing
- Single garage
- Well-maintained communal gardens

Included in the sale are all kitchen appliances. Blinds can be made available to purchase by separate negotiation with the seller.

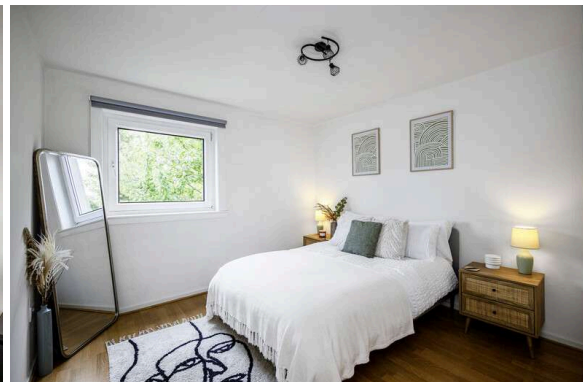
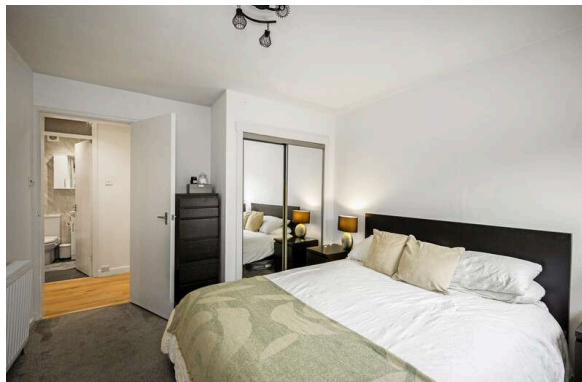
EPC rating is

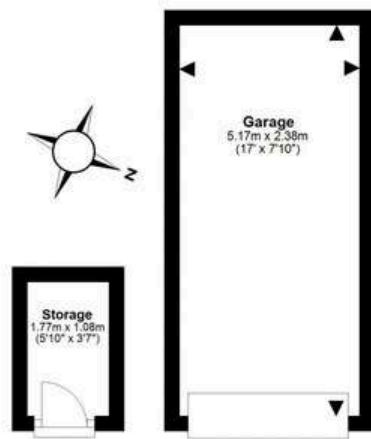
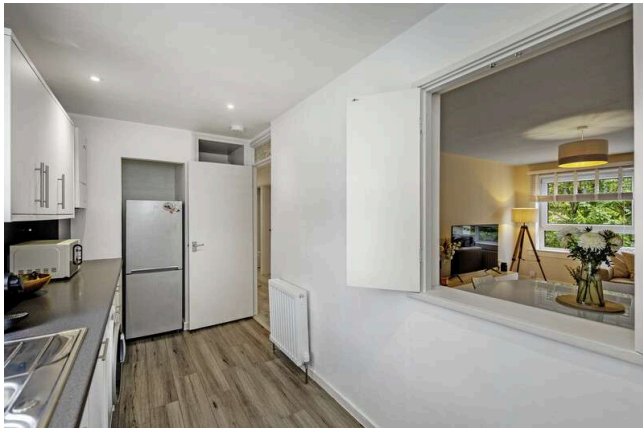
Factoring fee: monthly payment of £12.41 to trinity factors

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

