

COULTERS[©]

43/1 MORTONHALL ROAD

GRANGE, EDINBURGH, EH9 2HN

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This spacious apartment which forms part of a semi-modern development of flats, has a desirable location within the prestigious Grange area of south Edinburgh. With a quiet position at the end of a no-through road, the property will be well-suited to those seeking peace and quiet whilst being within easy reach of local amenities on foot.

Situated on the first floor, the property has a lovely outlook over the shared gardens. Although now requiring some modernisation, the accommodation is practical in layout and is very well-proportioned. The sitting room with recessed dining area is particularly generous and has a sunny south-westerly aspect and hardwood flooring. There is a connecting kitchen with adjoining utility area which offers excellent potential. The two double bedrooms each have built-in mirrored wardrobes, with the principal bedroom also having an en suite shower room, plus there is a bathroom located off the central hall.

KEY FEATURES

-  Spacious apartment in peaceful development
-  Two double bedrooms, one with en suite
-  Beautifully kept communal grounds
-  Residents' car park
-  Lovely walks at nearby Blackford Hill
-  Morningside amenities just a short stroll



The property is fitted with gas central heating (boiler replaced approximately four years ago) and double glazing. There are delightful landscaped communal grounds and parking spaces are available within the residents' car park.

The building is factored by Myreside Management for a approximate quarterly fee of £152 which includes buildings insurance.

EXTRAS

The property is sold as seen with curtains, blinds, light fittings, fitted flooring, and kitchen appliances included in the sale price.



THE LOCAL AREA

The Grange is a highly desirable, peaceful neighbourhood and Conservation Area located just under two miles south of Edinburgh City Centre. Close to Blackford Hill, The Hermitage of Braid and The Meadows, the area offers some fantastic green open spaces for recreational activities. The Royal Commonwealth Pool with gym and fitness classes and Warrender Baths are both nearby. Blackford Avenue has a post office and convenience store suitable for everyday needs whilst bustling bars, restaurants and cafes can be found in nearby Marchmont and Morningside. Morningside also has a Waitrose supermarket and Marks and Spencer Simply Food. For larger shopping requirements, Cameron Toll Shopping Centre houses a Sainsbury's and an Aldi. Local schooling includes the well regarded James Gillespie's Primary and High School, with private options such as George Watson's College and Merchiston Castle within easy reach. Edinburgh University's Kings Building is conveniently located within walking distance. Regular bus services takes you into the City Centre, and the City Bypass and Edinburgh Airport are both easily accessible.

GET IN TOUCH



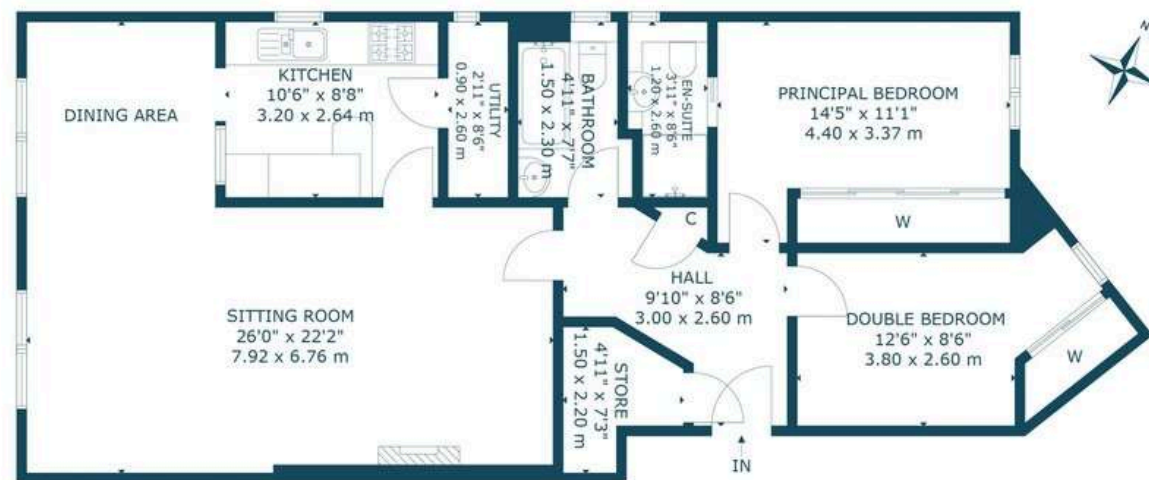
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FIRST FLOOR

43/1 MORTONHALL ROAD, GRANGE, EDINBURGH, EH9 2HN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,072 SQ FT / 100 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.