



COULTERS[©]

47/2 MORTONHALL GATE

MORTONHALL, EDINBURGH, EH16 6TJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within the historic Mortonhall Estate, this elegant ground-floor conversion flat offers a unique blend of classic charm and home comfort. Set within a listed country house, the property is surrounded by expansive parkland, providing a serene and picturesque setting. Despite its tranquil location, it remains within easy reach of Edinburgh's city amenities, making it an ideal home for those seeking both peace and convenience.

KEY FEATURES



Ground floor converted flat forming part of a listed country house.



Two generous double bedrooms and home office.



Located within Mortonhall Estate and surrounded by vast parkland.



Private residents parking.



On the edge of Braid Hills.



Within a short drive of The Edinburgh City Bypass.



EPC Rating - F



Council Tax Band - E



The flat boasts two generously sized double bedrooms, each offering ample space. The accommodation also includes a spacious sitting room with dining space and feature fireplace, perfect for both relaxation and entertaining, and a well equipped kitchen with further dining space. A well-appointed bathroom serves the property, ensuring comfort and functionality. The interior retains many period features, reflecting the property's rich history, while also incorporating modern touches to meet contemporary living standards.

Residents of Mortonthall Gate benefit from access to a shared garden, providing a communal outdoor space to enjoy the surrounding natural beauty. Private residents' parking ensures convenience and security for vehicles, adding to the property's appeal.





THE LOCAL AREA

Nestled in the southern edge of Edinburgh, Mortonhall offers a peaceful and leafy residential environment while still providing easy access to the vibrant heart of the city. Surrounded by scenic green spaces and mature woodland, this well-established neighbourhood blends countryside charm with urban convenience.

Mortonhall is best known for its proximity to the Pentland Hills Regional Park, Mortonhall Estate, and Braid Hills, making it an ideal spot for walkers, cyclists, and nature lovers. Despite its semi-rural feel, Mortonhall is just a 15-20 minute drive or bus ride from the city centre, with frequent public transport options via nearby routes.

The area features a mix of traditional homes, modern developments, and well-kept parkland. Local amenities include nearby supermarkets, schools, and recreational facilities, as well as easy access to neighbouring communities such as Fairmilehead, Liberton, and Morningside.

Mortonhall offers a unique blend of calm living and city connectivity - perfect for families, professionals, and retirees seeking the best of both worlds in Edinburgh.

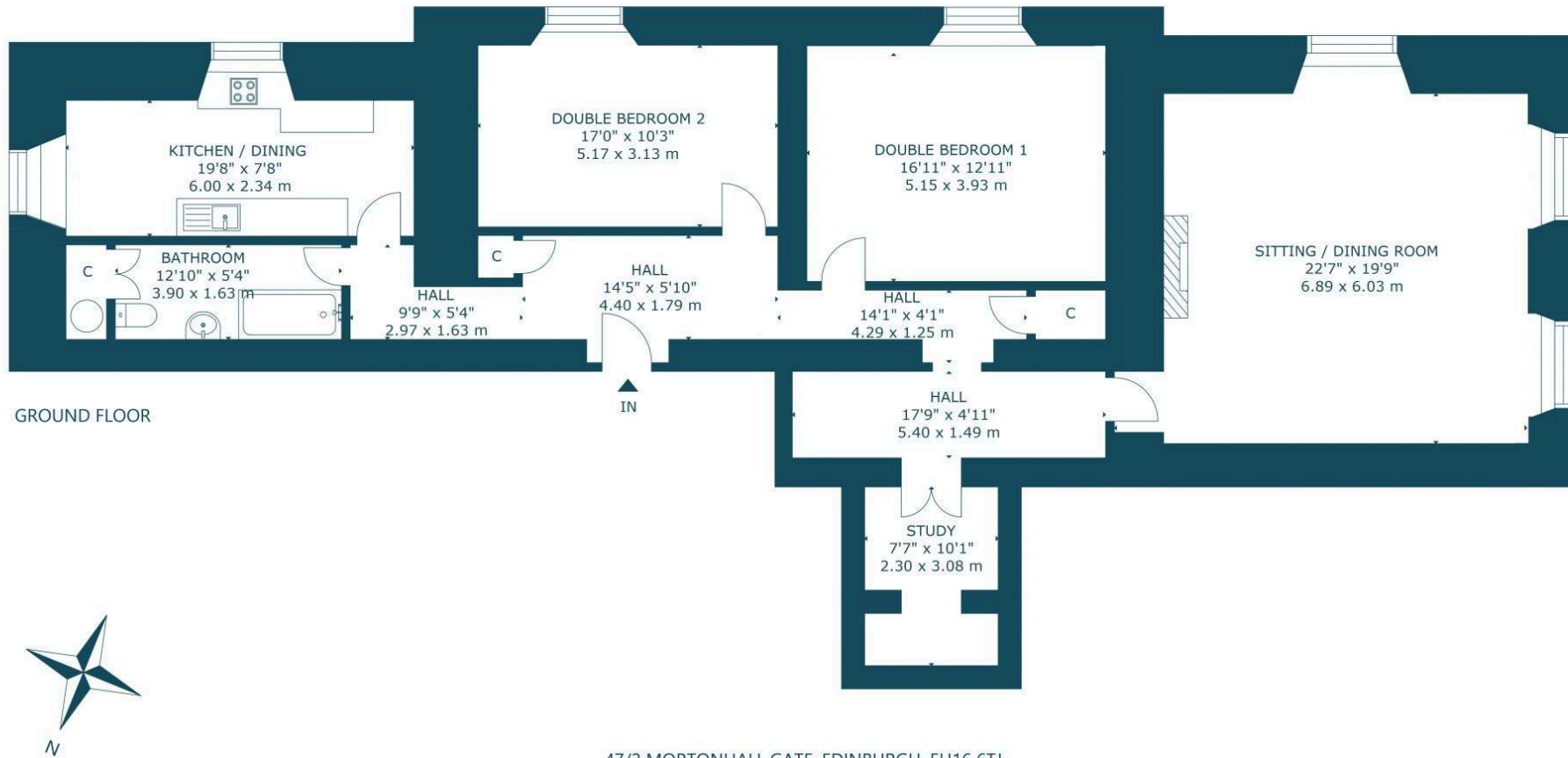
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £380,000







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,572 SQ FT / 146 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.