



17/1 Mortonhall Road
GRANGE | EDINBURGH | EH9 2HS


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Set within one of the city's most desirable neighbourhoods, this beautifully maintained ground-floor, two-bedroom apartment offers a perfect blend of comfort, convenience, and style. Tucked away with exclusive garden access at the rear, the property enjoys a peaceful setting while being just moments from excellent transport links and a wealth of local amenities. Ideal for first-time buyers, investors, or those looking to downsize, the apartment features a welcoming entrance hallway with generous storage and secure entry, a bright and spacious living room with ample room for dining and patio doors out to the South facing rear garden and handy access to the residents parking, a well-appointed kitchen fitted with a range of base and wall units and currently comprising a fridge/freezer, built in microwave, gas hob, oven and fan, washing machine, dishwasher and boiler cupboard. Both bedrooms are generously sized and benefit from built in wardrobes and the master benefits from a bay window and en-suite shower room. Completing the accommodation is the bathroom with bath and WC. Additional highlights include gas central heating, double glazing and residents parking. Early viewing is highly recommended to appreciate the charm and superb location of this quiet yet well-connected home.

- Prestigious location
- Bright and spacious living room with patio doors and gas fireplace
- Fully fitted Kitchen
- Two well-proportioned bedrooms with built in storage
- Two bathrooms
- Gas heating & double glazing
- Rear exclusive South facing garden
- access to residents parking and bike storage.

Energy rating C, Council tax band G. Factor is managed by Trinity Factoring and costs around £930.02 a year and this includes block insurance, the gardeners, the stair cleaning, the lighting in the stair and the lighting on the paths around the building.

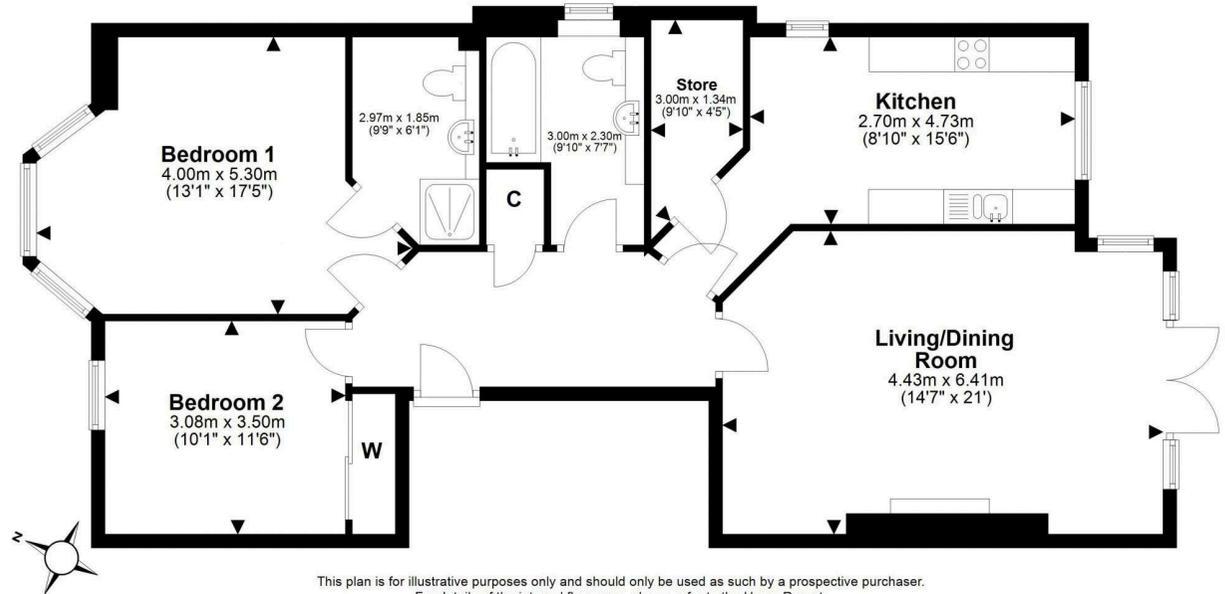
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the Grange, which is one of Edinburgh's most sought after residential areas lying a short distance south of the city centre. The Grange district is characterised by wide leafy streets with attractive stone built properties of great charm and character. The area is well served by an excellent range of local amenities including schools, shops and recreational facilities. George Watson's College and George Heriot's are both within easy access of the property, as are a number of highly regarded state schools. There are local shops at nearby Marchmont and Newington to serve everyday needs, and the popular shopping areas of Morningside and Bruntsfield are both easily accessible. Recreational facilities are well catered for with a number of health clubs and sports clubs in the vicinity, as well as many delightful walks over nearby Blackford Hill, Braid Hill and Arthur's Seat. Regular bus services run to the city centre and surrounding areas and there are good road links to all parts of the city. The city by-pass and main motorway networks are also close at hand.

Extras included in this sale will be all fixtures, fittings, gas hob, electric oven, microwave, dishwasher, washing machine, and curtains. Other furniture can also be included in this sale.





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