



14/7 Fountainhall Road, Edinburgh, EH9 2NN



Welcome

Welcome to Fountainhall Road, occupying a desirable top floor position forming part of a traditional tenement building, this beautifully presented two-bedroom flat offers bright, contemporary accommodation complemented by breathtaking views towards Arthur's Seat. The heart of the home is the impressive open plan living, dining and kitchen area, creating a superb space for both everyday living and entertaining. Flooded with natural light, the room enjoys an attractive outlook, while the modern fitted kitchen provides an excellent range of base and wall-mounted units with ample worktop space and integrated appliances. Presented in excellent condition throughout, the property is ready for immediate occupation and would make an ideal purchase for first-time buyers, professionals, downsizers or investors seeking a property in a highly desirable Edinburgh location. An early viewing appointment is highly recommended.

- Entrance hallway with useful storage area
- Open plan living dining and kitchen
- Fully fitted kitchen
- Two double bedrooms
- Study room/home office/nursery
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Permit parking
- Communal gardens to the rear







Grange

Fountainhall Road is in the The Grange which is one of the capital's most respected and highly sought after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive gardens. Princes Street and the city centre lie little more than 1 mile away and are readily accessible via regular public transport services or simply by strolling through the Meadows and down the Mound. Neighbouring Newington, Marchmont, Morningside and Bruntsfield offer the widest selection of shopping and leisure facilities. Delightful small speciality shops, supermarkets, cafes, restaurants and bars are all within walking distance. The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill and the Hermitage of Braid offer opportunities for walking, jogging and cycling. The Carlton Cricket Club is just a short walk and the nearby Royal Commonwealth Pool offers a wide programme of activities for children and adults alike. There are a number of University Buildings within a few minutes on foot, and nearby public and private sector schooling is excellent (James Gillespies, George Watson's College and George Heriots School).

Extras

Included in the sale are the integrated kitchen appliances including fridge/freezer, dishwasher, washing machine, oven and microwave oven, fixtures & fittings with the exclusion of the clothes pulley on the stairs and shelves in the study. Wardrobes in bedroom one are included in the sale, Further items of furniture may be available by separate negotiation.





Get in touch

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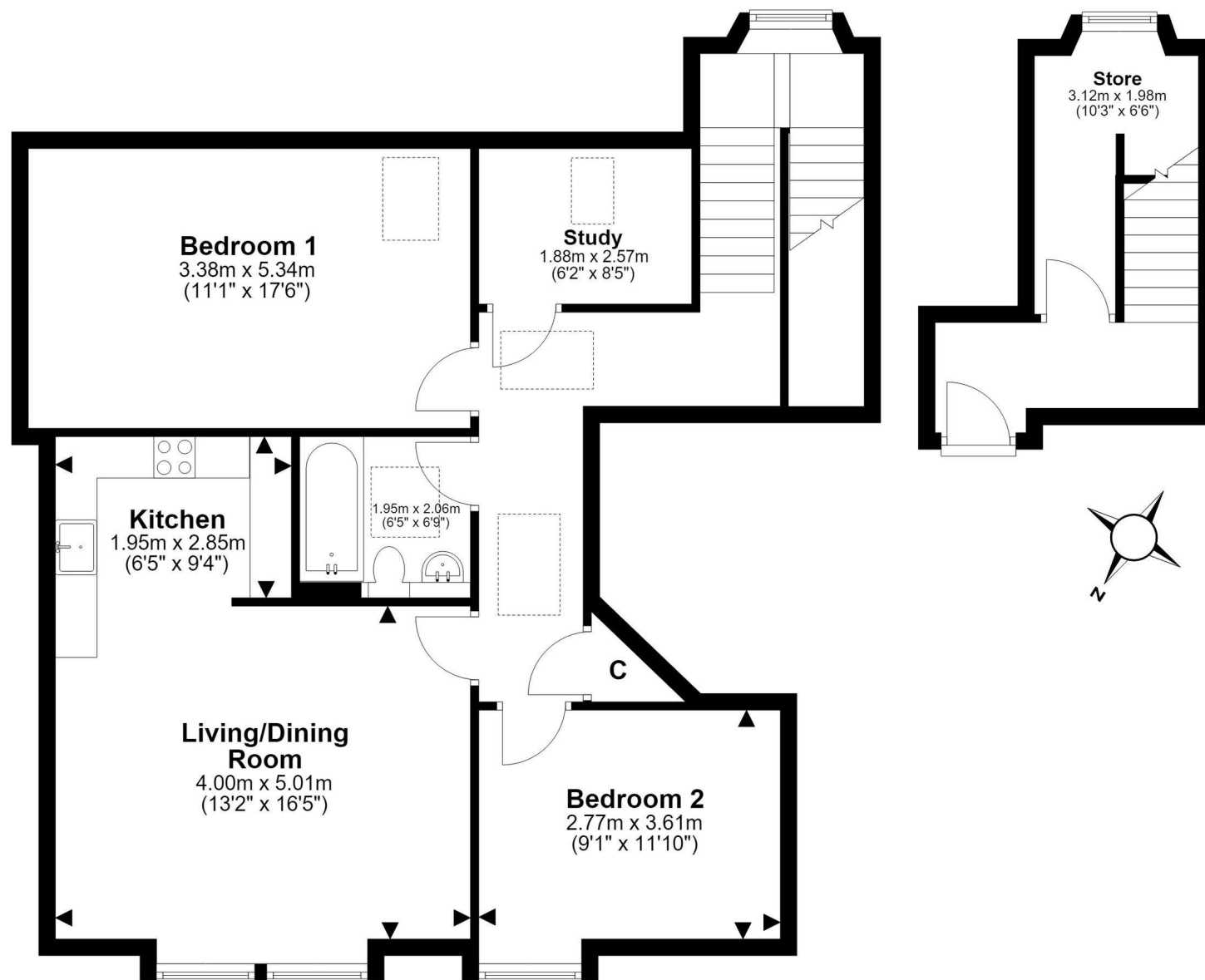
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.