



5/1 Fountainhall Court, Fountainhall Road, Edinburgh, EH9 2NL

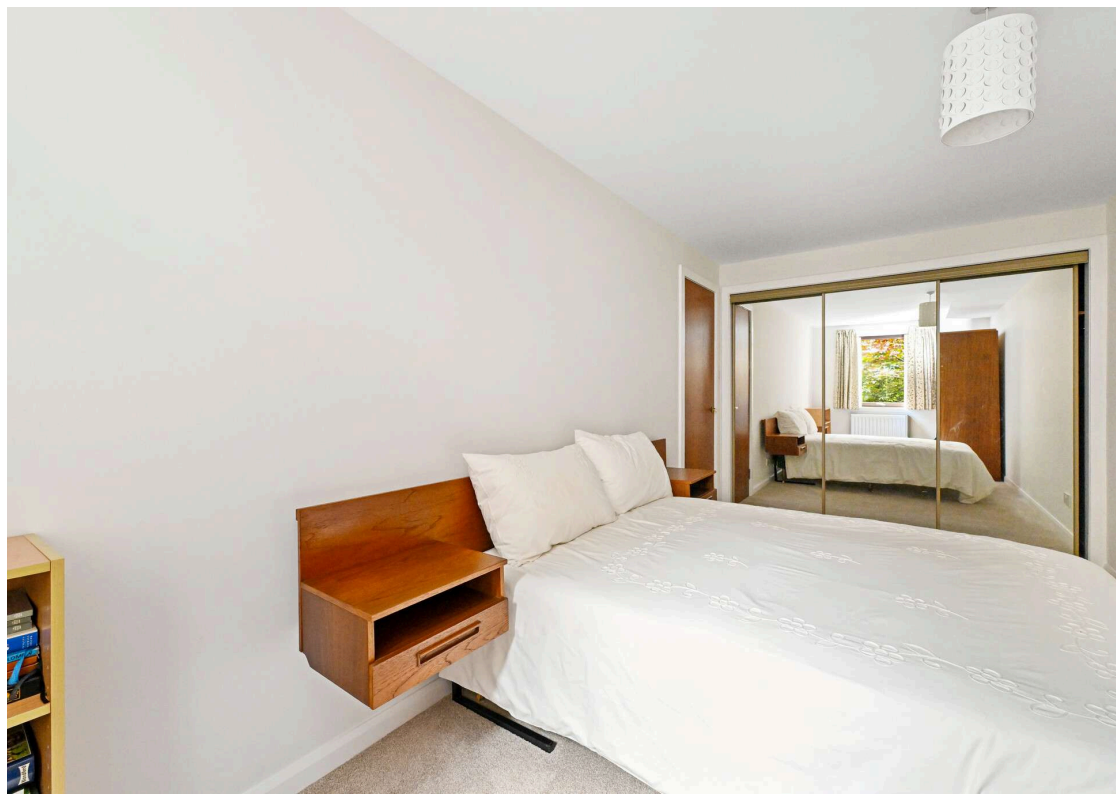


Welcome

Welcome to Fountainhall Court, situated within a highly regarded modern factored development, located in the Grange area of Edinburgh. This attractive two-bedroom ground floor apartment offers spacious, well-proportioned accommodation complemented by lift access, beautifully maintained communal grounds and the convenience of an allocated parking space. The property enjoys an excellent position within the development and is ideally suited to a wide range of purchasers including first-time buyers, professionals, downsizers and those seeking an accessible home with all accommodation conveniently arranged on one level. Further benefits include gas central heating, double glazing, secure entry system, lift access to all levels, professionally maintained communal grounds and an allocated residents' parking space. We would recommend an early viewing.

- Reception hallway with useful storage
- Living dining room front facing
- Fully fitted kitchen, utility cupboard off
- Two double bedrooms with built in wardrobe storage
- Bathroom presented as a wet room
- WC
- Gas central heating
- Double glazing
- Secure entry
- Lift access
- Allocated parking space Number 10
- Communal gardens







Grange

The prestigious Grange district lies to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. Recreational facilities in the vicinity include the Royal Commonwealth Pool, the Festival Theatre, the vast open greenery of the Meadows, the Dominion cinema as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. Schooling at all levels is well represented and many of Edinburgh's renowned private schools, such as Watsons and Heriots, are also within easy reach. The property is well positioned for access to Edinburgh University and the Kings Building Campus. Regular bus services run to the city centre and the surrounding area, and there are good road links to the city bypass and the motorway network.

Agent's Note

Agent's Note The development is factored by James Gibb with an approximate annual fee of £1,216.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer. Included in the sale are the kitchen appliances, fixtures & fittings and furniture.





Get in touch

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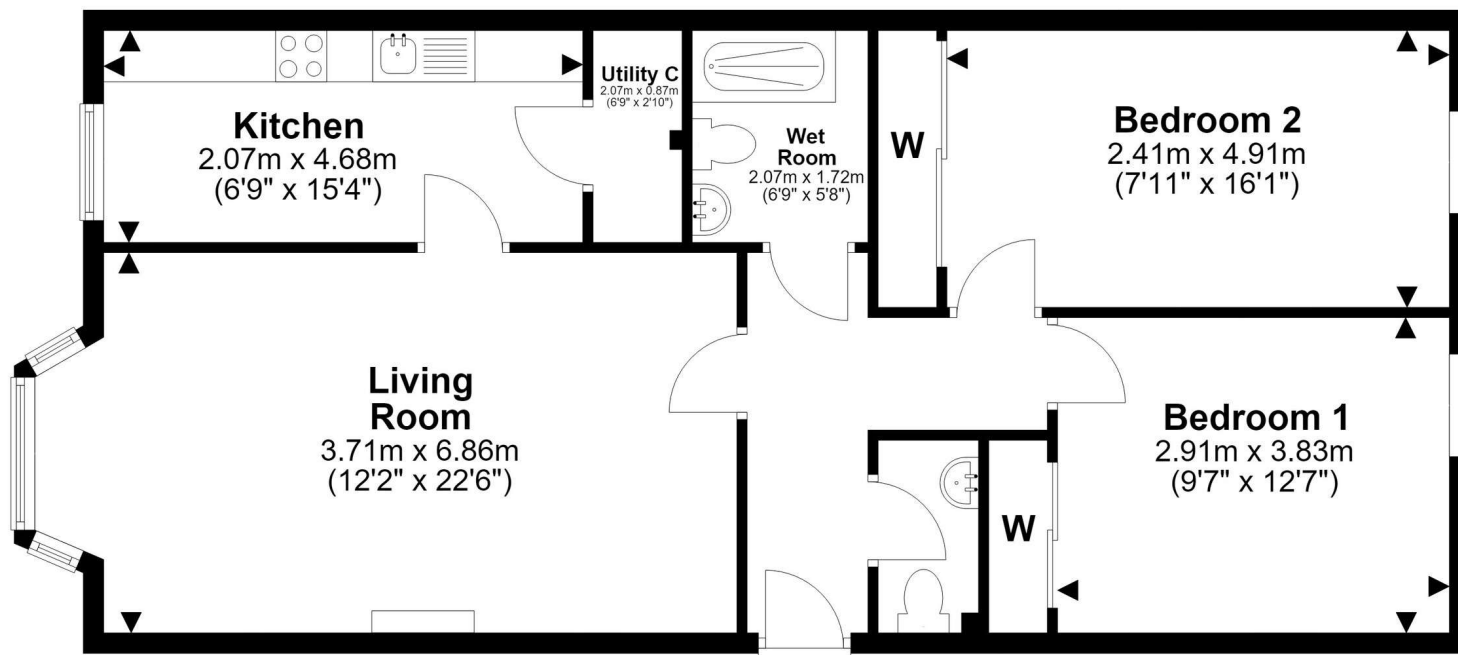
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.