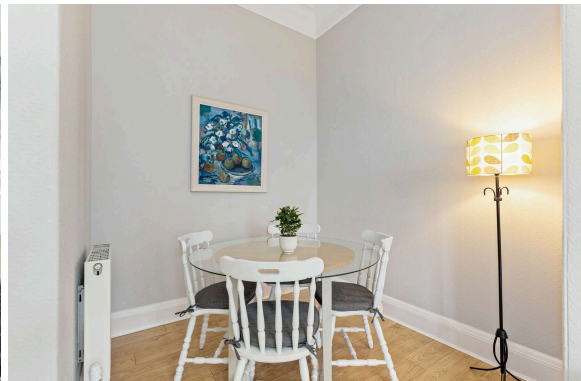




8/2 Fountainhall Road  
GRANGE | EDINBURGH | EH9 2NN

**warners**  
solicitors & estate agents



## 8/2 Fountainhall Road

GRANGE | EDINBURGH | EH9 2NN

Set within a traditional tenement, this elegant first-floor flat boasts characterful period features and a bright, south-facing aspect. Offering spacious and well-presented accommodation on one level, it combines classic charm with modern convenience.

The living room is particularly impressive, with two large windows flooding the space with natural light, a period fireplace, and ornate plaster detailing. A recessed area provides the perfect spot for formal dining. The attractive kitchen features contemporary high-gloss units and ample space for a breakfast table, making it ideal for both cooking and casual dining.

Both bedrooms are generous doubles with large windows, while the split-level bathroom is fitted with a stylish white suite and shower. Additional benefits include gas central heating with an upgraded boiler, high-quality double glazing, an entry phone security system, and access to a beautifully maintained communal back garden.

This property presents a rare opportunity to acquire a stylish and spacious flat in a much sought-after area, perfectly suited to professionals, couples, or small families.

- First-floor flat with period features.
- South-facing, light-filled living room.
- Modern kitchen with breakfast space.
- Two spacious double bedrooms.
- Stylish bathroom; gas heating; double glazing.
- Access to large walled communal garden.

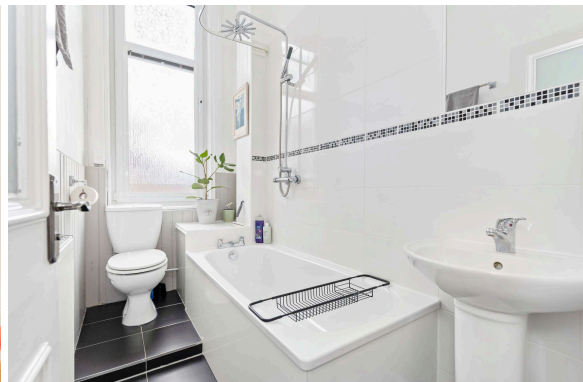
Energy Rating C. Council Tax band D.

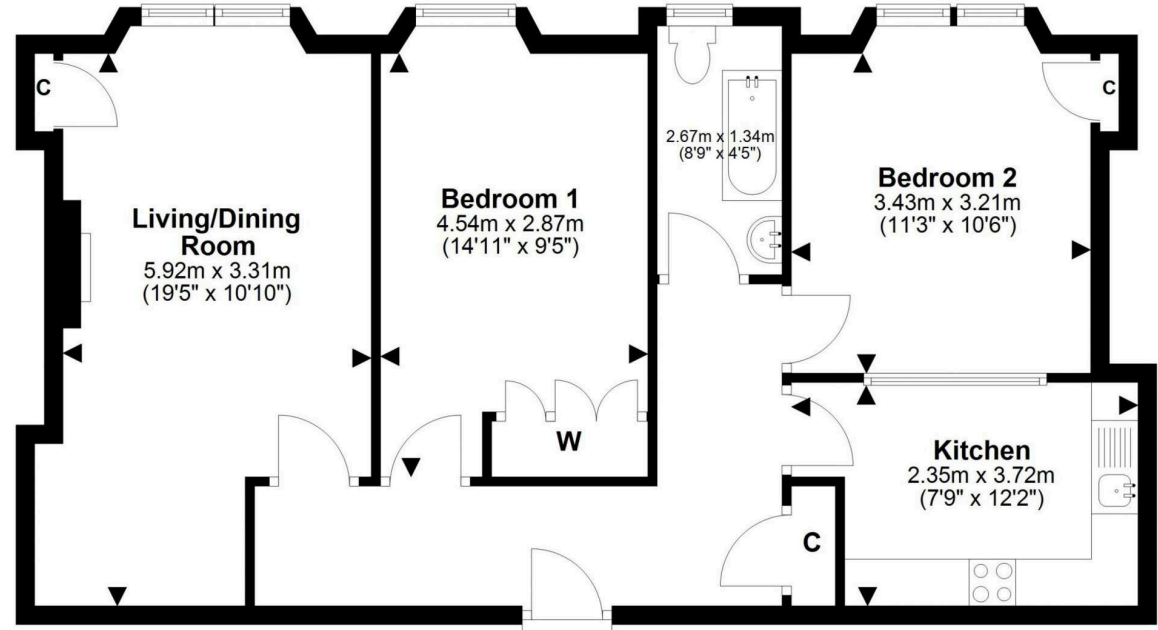
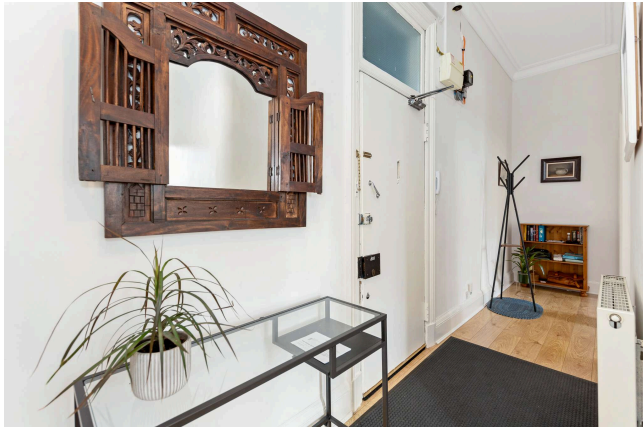
All blinds and kitchen appliances (oven, washing machine and dishwasher) will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.





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.