

COULTERS[©]

WELCOME TO:

FOUNTAINHALL ROAD

10/8 Fountainhall Road, Grange, Edinburgh, EH9 2NN



FOUNTAINHALL ROAD AT A GLANCE:



Prestigious, Inner
City Area



Third Floor Flat
with Shared Garden



High Ceilings and
Oak Panelled Doors



Short Walk from
the City Centre



Parks and Golf
Courses Nearby



Public and Private
Schools Nearby



A LITTLE BIT ABOUT THE PROPERTY:

This bright two-bedroom third floor flat is situated in one of Edinburgh's most prestigious areas, the Grange. Beautifully presented throughout it offers comfortable yet stylish living, combining modern finishes with traditional features including high ceilings and classic oak panelled doors. Forming part of a handsome traditional tenement with stunning shared garden, this is a truly desirable property offering a wonderful lifestyle.

A short walk from the city centre yet with an array of fantastic leisure and retail amenities on your doorstep, this impressive property is an opportunity not to be missed. Keen to discover more?

- A bright and inviting kitchen/living/dining area with high ceilings and skyline views, perfect for entertaining and relaxing in
- A contemporary beautifully finished kitchen with fantastic storage and integrated appliances including a stainless steel oven and hob, all offset with striking tiles and worktops
- Two spacious, carpeted double bedrooms with calming neutral décor throughout, one with useful storage cupboard
- Beautifully finished tiled white modern bathroom
- Gas central heating and double glazing throughout
- Enclosed sunny and well-kept large, shared garden



LOCATION, LOCATION, LOCATION:

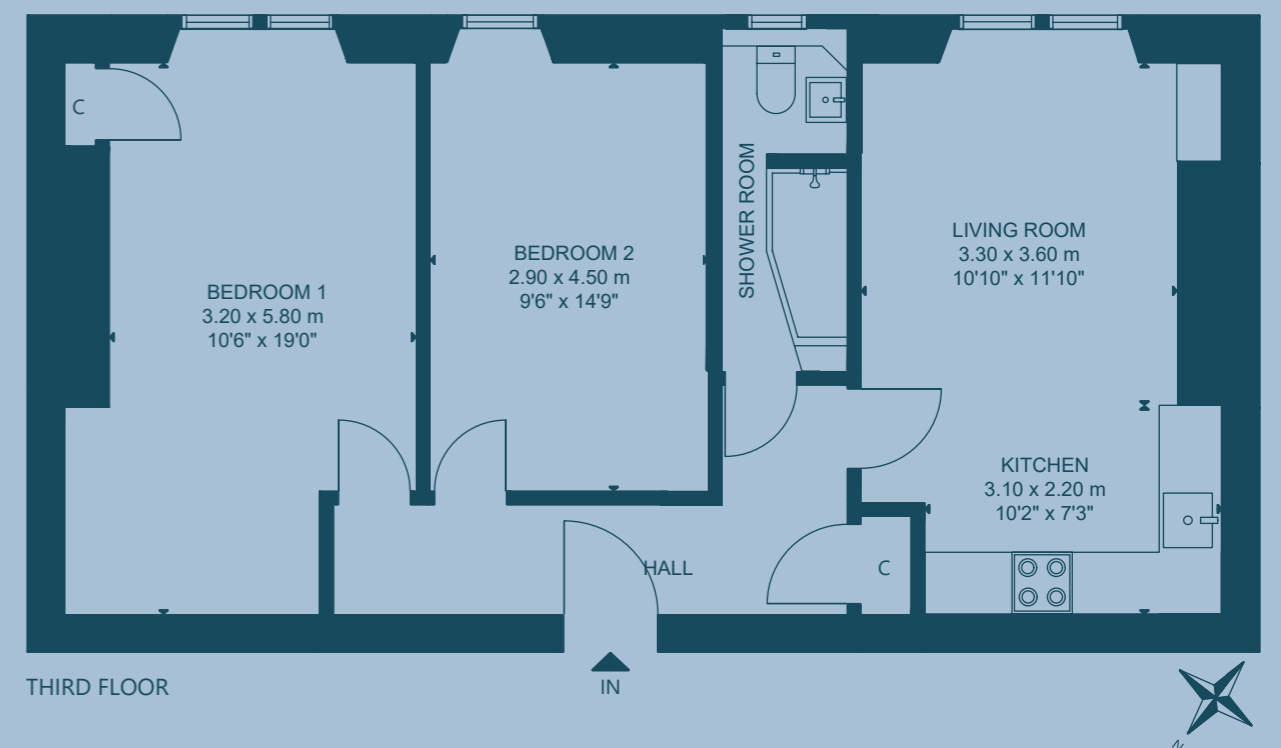
Fountainhall Road sits within one of the most highly desirable and affluent areas of Edinburgh, the Grange. In the South of the city, this prime address offers a wide range of amenities, access to beautiful open spaces and swift access into the city centre.

The thriving areas of Morningside and Bruntsfield with their wonderful array of boutiques, superb restaurants and cosmopolitan bars are nearby and there is access to larger supermarkets including Waitrose, Marks and Spencer, and Tesco. The nearby Meadows, the Hermitage of Braid and Blackford Hill provide wonderful opportunity for

scenic walks and tranquil picnics. Other leisure amenities include the Royal Commonwealth Pool and a number of private and public golf courses, many with picturesque views. For entertainment, the historic Kings Theatre and Dominion Cinema are close by. The location benefits from regular bus links into Edinburgh as well as close proximity to the city bypass. There is excellent primary and secondary schooling across both the state and private sectors.



FLOOR PLAN:



10/8 Fountainhall Road, Grange, Edinburgh, EH9 2NN

Approx. Gross Internal Area


777 Sq Ft - 72 Sq M


For identification only. Not to scale.

© Nest Marketing

COULTERS[®]

WE'D LOVE TO
HEAR FROM YOU:

 enquiries@coulters.co.uk

 0131 603 7333

 coultersproperty.co.uk

