

GRANGE

51/3 MORTONHALL ROAD
EH9 2HN



3



2



2

EPC RATING: C

FIXED PRICE £410,000

PROPERTY DESCRIPTION

- Hallway with coats cupboard and two further storage cupboards
- Large, south facing sitting room with gas coal effect fire and wide open window with Juliette balcony and views over the gardens to Blackford Hill, leading to
- Dining room, again with amazing views to the rear, leading to
- Breakfasting kitchen with wide range of fitted units and integrated appliances, a breakfast bar, a wonderful larder cupboard and separate utility cupboard housing the washing machine & hot water tank
- Master bedroom with fitted wardrobes and
- Ensuite shower room which was upgraded only 4 years ago and comprises of large walk in shower, sink unit & wc
- Double bedroom two with fitted wardrobes
- Double bedroom three currently used as a study
- Family bathroom with cast iron bath, sink unit, bidet & wc
- Excellent storage throughout the flat
- Gas central heating with Worcester boiler replaced in 2019 & under warranty until 2026
- Beautifully maintained landscaped gardens surrounding the development
- Allocated parking space
- Neutral carpets & decoration
- Roof replaced over this part of the development in 2016 & under warranty until 2026
- Factored development managed by Myreside at a cost of around £97pcm to include gardening, lighting, cleaning the communal areas, general maintenance and block buildings insurance



VIEWING

Pls call Jardine Phillips

0131 4466850





DESIRABLE THREE BEDROOM APARTMENT WITH TREETOP VIEWS IN SOUGHT AFTER LOCATION

This super spacious flat is elevated to the rear and has a beautiful outlook over the trees to Blackford Hill. Would make an ideal family home, being in an excellent school catchment, or perfect for a professional person or couple. Handy parking space and well maintained, modern development. Easy access to all the amenities of nearby Morningside or Marchmont, with lots of amazing walks nearby.

AREA

The Grange is a very exclusive area in the south of the city with local shops available at nearby Blackford Avenue. A wider range of shops are available in nearby Morningside & Marchmont, including supermarkets (Waitrose and M&S Simply Food), independent shops, coffee shops and speciality food stores, together with numerous bars and restaurants. The flat is in the catchment for well renowned schools including the new Canaan Lane Primary, James Gillespie Primary & St Peter's RC Primary, together with James Gillespie High School. There are a wide range of amenities available including a library, the very popular Dominion Cinema and Church Hill Theatre. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills, the Meadows and Braidburn Valley Park. There is easy access both into town via the local bus services and out of town to the city

bypass and the motorway network beyond.

PARKING

Allocated Parking Space

EXTRAS

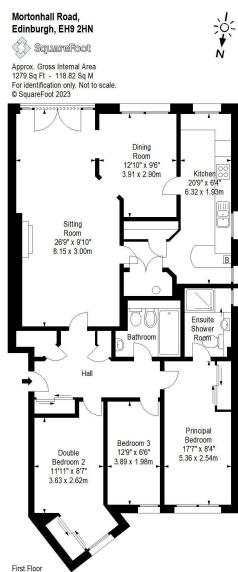
The blinds/curtains, light fittings, built in gas hob, oven, cooker hood, washing machine, dishwasher and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£400,000



Sitting room	26'9 x 9'10 (8.15 x 3.00m)
Dining room	12'10 x 9'6 (3.91 x 2.90m)
Breakfasting kitchen	20'9 x 6'4 (6.32 x 1.93m)
Bedroom 1	17'7 x 8'4 (5.36 x 2.54m)
Bedroom 2	11'11 x 8'7 (3.63 x 2.62m)
Bedroom 3	12'9 x 6'6 (3.89 x 1.98m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.