



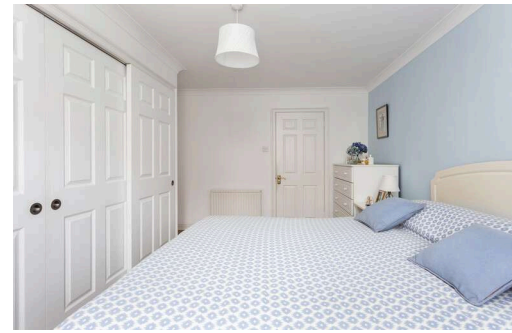
43/3 Mortonhall Road
The Grange, Edinburgh, EH9 2HN

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"43/3 Mortonhall Road is a exquisite second floor flat situated in an exclusive development overlooking Blackford Hill "

- WELL MAINTAINED SHARED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING ROOM
- KITCHEN
- UTILITY ROOM
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LANDSCAPED COMMUNAL GROUNDS
- ALLOCATED PARKING SPACE
- PRIVATE GARAGE
- FACTORED DEVELOPMENT
- EXCELLENT LOCAL AMENITIES





LOCATION

The Grange is an exclusive and well-established residential area, situated south of Edinburgh city centre. The area has a wide range of amenities available in nearby Morningside & Marchmont, including supermarkets (Waitrose, M&S Simply Food), a choice of cafes, restaurants & pubs, independent shops, galleries and The Dominion Cinema. Schools are well represented in the area from nursery to secondary, including the new Canaan Lane Primary, James Gillespie Primary & St Peter's RC Primary, together with James Gillespie High School. The flat is ideally situated for relaxing walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills, the Meadows and Braidburn Valley Park. The area is well served by regular bus routes and to the city bypass gives easy access to the A1, Edinburgh Airport and the motorway network.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

DESCRIPTION

43/3 Mortonhall Road is an exquisite two bedroom second floor flat, forming part of an exclusive factored development with landscaped communal grounds located in the highly sought after area of The Grange.

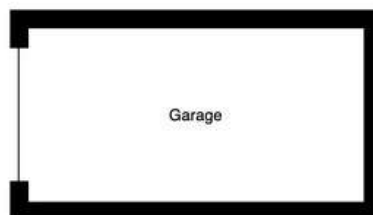
Ideally situated overlooking Blackford Hill, the accommodation which is in genuine move-in condition comprises: well maintained shared stair with secure door entry system; welcoming entrance hallway with deep cupboard off; bright and spacious living room with feature fireplace and Juliette balcony providing picturesque views; well proportioned dining room; fitted kitchen with integrated appliances; useful utility room with window off kitchen; double bedroom 1 with built-in wardrobes and ensuite shower room off; double bedroom 2 with built-in mirrored wardrobe and contemporary bathroom with shower attachment to bath taps.

Further benefits include: gas central heating; double glazing; allocated parking space; private garage; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band B.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

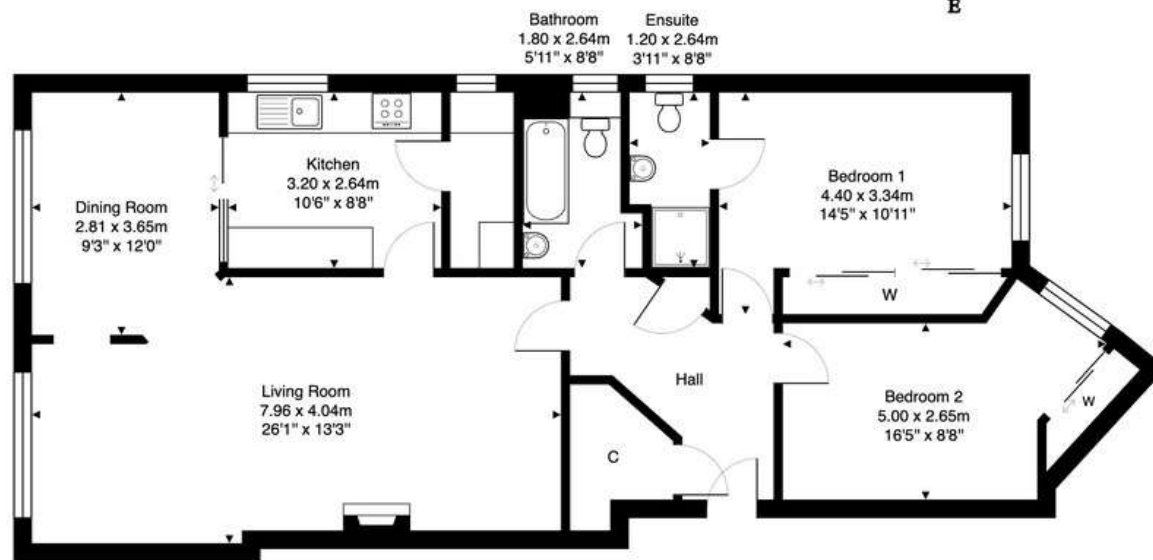


Ground Floor

43/3 Mortonhall Road, Edinburgh, EH9 2HN

Total Area: 111.6 m² ... 1201 ft²

All measurements are approximate and for display purposes only



Lower Ground Floor



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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