

# 50/2 Fountainhall Road, The Grange Edinburgh, EH9 2LW

OFFERS OVER £450,000



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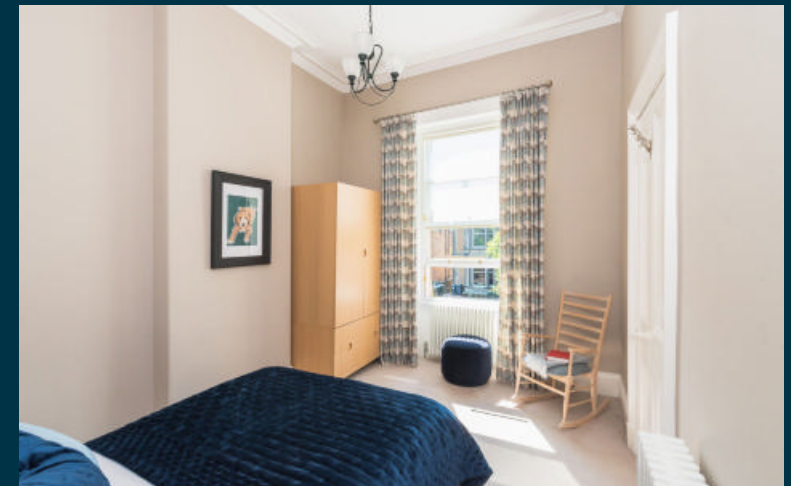
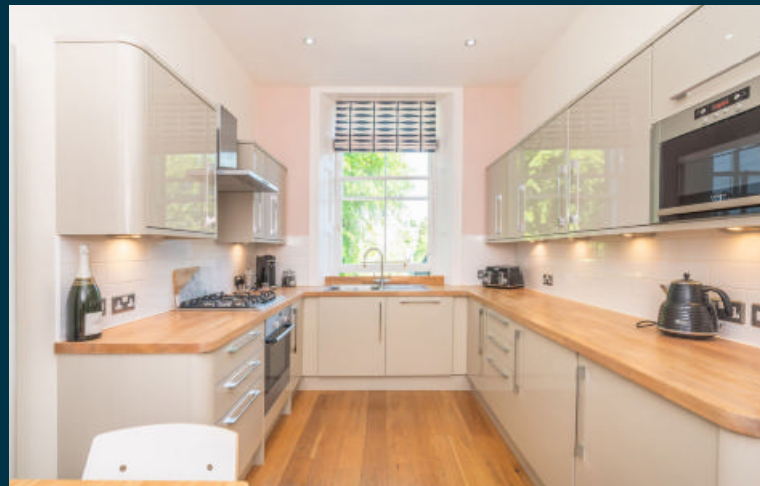


- Large first floor conversion in excellent location
- Elegant drawing room boasting period features
- Contemporary refitted kitchen/breakfast room
- 2 double bedrooms, utility and very stylish shower room
- GCH and log-burning stove
- Brick-built garage and shared walled rear garden
- Highly regarded residential area
- EPC D

### Description

Seldom available, this elegant and extremely spacious drawing room conversion occupies the first floor of a handsome Victorian semi-detached villa. Dating back to around 1890, the property retains several timeless features including intricate cornicing with rose, panelled doors, sanded floors and original sash and case windows. It is sure to appeal to purchasers of all age groups seeking versatile accommodation, a garage and access to outside space.

The accommodation (83 sqm) is beautifully presented and now enhanced by contemporary fitments. The sunny bay-windowed drawing room exudes timeless charm whilst the refitted kitchen/breakfast room with integrated appliances offers informal dining space. There is a handy utility room, 2 double bedrooms and luxurious shower room (former bathroom) now providing a walk-in shower.





### Central Heating

Gas central heating system is operated by a combi boiler (2018) and complemented by a log-burning stove.

### Location

Fountainhall Road is within a most prestigious Conservation Area which contains some of Edinburgh's most expensive properties. The Grange attracts families and other discerning purchasers due to the tranquil and leafy ambiance of the area. There are excellent schools, a variety of specialist shops, delightful coffee shops, quality supermarkets, restaurants, theatre and cinema. Several golf courses and other sporting options are within very easy reach. It straddles a well-served bus route connecting with Princes Street (three miles away). Fast road networks (including A702) give easy access to major commercial centres and the airport. The property benefits from a cupboard under the stairs which is useful for additional storage.

### Gardens and Parking

The property enjoys the benefit of a brick-built garage in the middle of a row of three (14sqm) to rear and access to the shared walled rear garden with level lawn and patio. Flat 2 also has the benefit of a strip of garden to the front of the building which is a lovely place sit. There is a very useful private internal store cupboard under the staircase in the shared reception hall at ground floor level (ample space to accommodate a bicycle).

### Extras

The fitted carpets, gas hob, oven, hood, washing machine, dishwasher, fridge/freezer included in the sale price.

### Council Tax Band and EPC

The property is in Council Tax Band E and it has a D rated Energy performance Certificate.

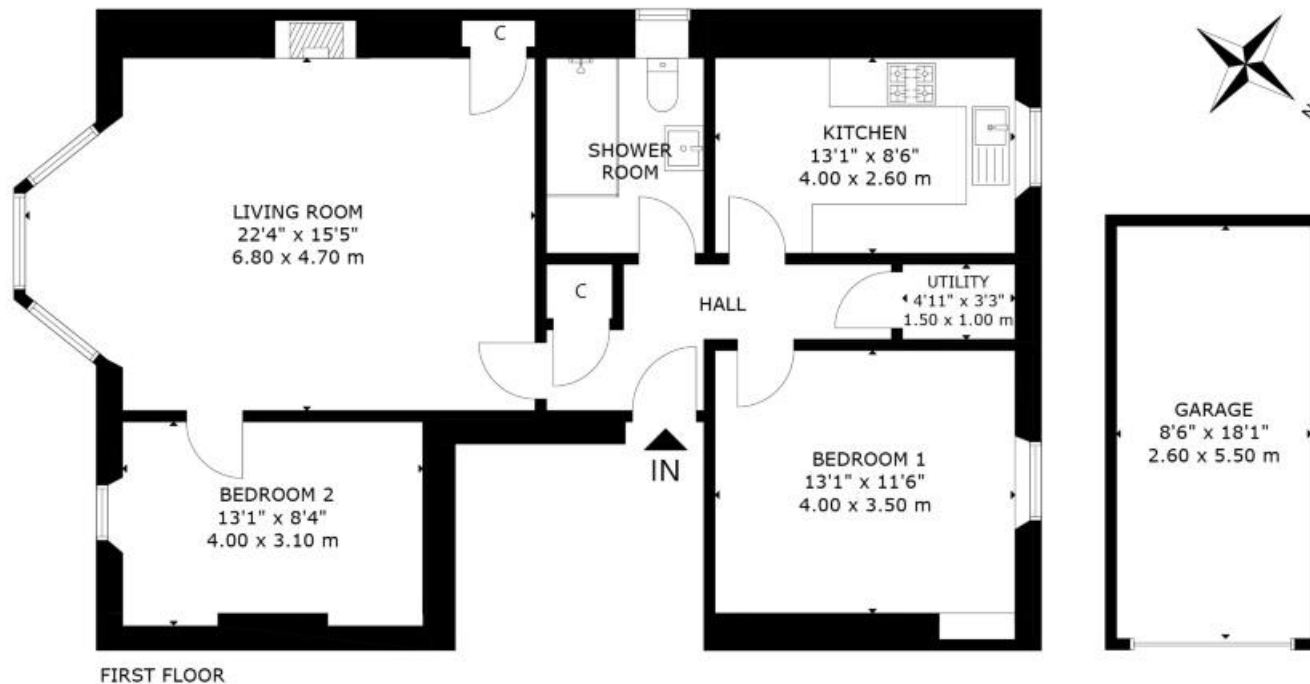
### Home Report

The property has been valued by surveyors at £475,000 and the Home Report is available via the ESPC website.

### Viewing

To view - please call Agent on 0131 229 3399 (0759 58 20611 out with office hours).





FIRST FLOOR

50/2 FOUNTAINHALL ROAD, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 894 SQ FT / 83 SQ M  
 GARAGE 154 SQ FT / 14 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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