



# 27/5 Mortonhall Road

BLACKFORD | EDINBURGH | EH9 2HS



MURRAY  
BEITH  
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27/5 Mortonhall Road is a spacious, top-floor flat with a west-facing balcony within a well-maintained modern development. This well-proportioned property with versatile accommodation also benefits from lovely communal gardens together with residents' parking.

Welcoming hall with ample storage cupboards; spacious sitting room with west-facing balcony; fitted kitchen with a range of floor standing and wall mounted units; dining room with a westerly aspect; double bedroom 1 with ample space for bedroom furniture; double bedroom 2 with built-in-wardrobes; double bedroom 3 with built-in-wardrobe; family bathroom with white four-piece suite comprising WC, wash hand basin, bath and shower cubicle; guest WC. Ground floor store suitable for bikes and prams.

Extremely well-kept communal garden grounds. Residents' parking.

A single garage may be available by separate negotiation.

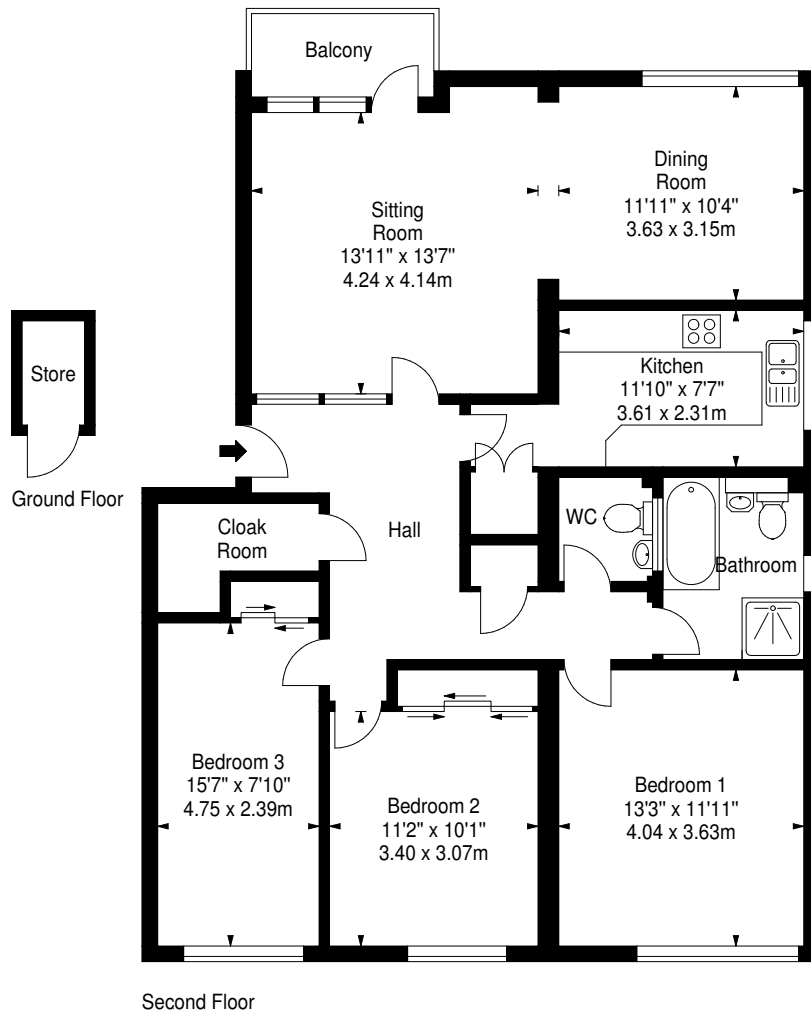
Integrated appliances include the oven, hob, fridge freezer and dishwasher, which together with the washing machine and all are included in the sale. All standard fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.





**Mortonhall Road,  
Edinburgh, EH9 2HS**  
 Approx. Gross Internal Area  
 1177 Sq Ft - 109.34 Sq M  
 Store  
 Approx. Gross Internal Area  
 15 Sq Ft - 1.39 Sq M  
 For identification only. Not to scale.  
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## Location

Mortonhall Road sits in the popular district of Blackford, a highly sought-after residential neighbourhood to the south of the city centre. The area is served by an excellent range of local amenities, including comprehensive shopping at Cameron Toll with its multitude of shops including a Sainsbury superstore and petrol station. Leisure and recreational facilities include the Hermitage Of Braid and Blackford Hill, Arthur's Seat and the wide-open spaces of Holyrood Park, several golf courses, including Prestonfield and Duddingston Golf Clubs, all easily accessible. Local schooling in both the private and public sectors is well-represented from nursery to secondary level, the property being in the catchment area of Sciennes Primary and James Gillespie's High School, and the location is also convenient for those working or studying at the Edinburgh University Kings Buildings. There is good road access to the City Bypass and to the main motorway network of central Scotland and the number 24 bus service connecting to the City Centre is available from West Savile Terrace.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.