

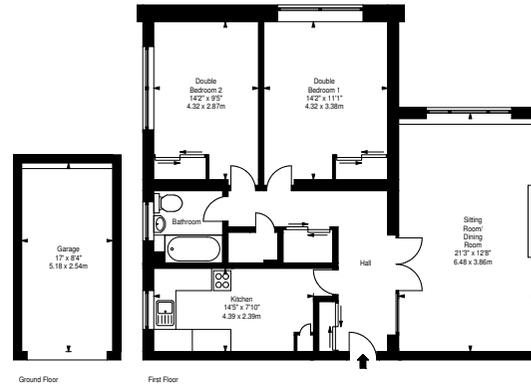


5 Monkwood Court, Kilgraston Road, Edinburgh, EH9 2DY  
The property for sale is a light filled and spacious, first floor flat

URQUHARTS  
EDINBURGH



5 Monkwood Court,  
Edinburgh, EH9 2DY  
SquareFoot  
Approx. Gross Internal Area  
925 Sq Ft - 85.93 Sq M  
Garage  
Approx. Gross Internal Area  
140 Sq Ft - 13.01 Sq M  
For identification only - Not to scale.  
© SquareFoot 2019



The property for sale is a light filled and spacious, first floor flat which has an open outlook over walled gardens towards mature trees and established buildings. It occupies a highly sought-after location in this quiet development situated in the Grange.

It is in need of some modernization and redecoration to fulfil its potential as a stunning home. The sitting room, which benefits from a double glazed window is large and bright providing a lovely outlook over the shared walled garden and the kitchen (in need of some upgrading) has lots of space for modern units together with an eating area. There are two good sized bedrooms, each having built in cupboard space.

There is plenty of storage within the flat and in addition there is a locked cupboard belonging to the property situated on the ground floor

The development is set within beautifully maintained communal gardens.

#### ACCOMMODATION

Hall, Sitting room, two Double Bedrooms, Breakfasting kitchen and Bathroom with white suite and electric shower.

Gas central heating.

Included in the sale price is a single garage and the development lies in a parking zone area.

#### LOCATION

The Grange conservation area is often regarded as one of Edinburgh's most desirable and coveted residential districts. Its leafy surroundings lie approximately

one mile south of the city centre with Blacket and Newington to its east and Morningside and Bruntsfield to its west, all of which offer an excellent variety of independent retailers, numerous bars, coffee shops, restaurants and supermarkets including a Waitrose and M&S Food. It is also well placed for access to Cameron Toll shopping centre, the main university buildings at George Square and King's Buildings and the Royal Hospital for Sick Children. A wide variety of recreational amenities are nearby including The Royal Commonwealth Pool, Warrender Swimming Baths, The Meadows and numerous golf courses. There is also good access out of town to the city bypass and on to the Edinburgh International Airport and motorway network of central Scotland.

#### MANAGEMENT

James Gibb are the factors for the development and charge approx. £150.00 per quarter. This fee includes buildings insurance and the maintenance of all common areas including the garden grounds. Please note there is also an active resident committee and residents association.

#### INCLUDED IN SALE

All fitted floor coverings and kitchen appliances (sold as seen).

#### PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896.

#### HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category C.



#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property - please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).



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