



27/1 Mortonhall Road, Edinburgh, EH9 2HS

Delightful three-bedroom ground floor flat with south-west facing balcony and private parking

URQUHARTS
EDINBURGH



DESCRIPTION

27/1 Mortonhall Road is a delightful three-bedroom ground floor flat with private south-west facing balcony and residents parking, situated in the desirable Grange area. The location is superb with excellent local amenities, including Blackford Hill within walking distance, well-respected schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright and spacious open plan living room, dining room and kitchen with direct access to a south-west facing balcony overlooking the communal gardens; modern fitted kitchen with wall and base units and integrated appliances; three good sized double bedrooms, one currently used as a home office/study/music room; contemporary shower room; and a laundry room.

ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen with balcony. Three double bedrooms. Shower room. Laundry room.

Electric central heating. Double Glazing. Well-maintained communal grounds mainly laid to lawn with mature borders. Unallocated private residents off-street parking. The development is factored by Myreside Management and there is an approx. monthly fee of £75.

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.

LOCATION

The Grange is a prestigious, residential suburb located approximately 1½ miles south of the city centre. There is a local convenience store on Blackford Avenue, with plenty of supermarkets and a range of other specialist shops, cafes, and restaurants in neighbouring Newington, Marchmont, Morningside and Bruntsfield all within walking distance. Recreational activities in the area include Hermitage of Braid, Blackford Hill, The Pentlands, The Meadows, Holyrood Park, Arthur's Seat, and several renowned golf courses. Leisure activities include Carlton Cricket Club, Mortonhall Tennis Club, Warrender Swim Centre, and The Royal Commonwealth Pool, skiing at Midlothian Snow Sport Centre at Hillend, The Churchill Theatre, and family-run Dominion Cinema. Catchment schools in the area include James Gillespie's Primary and High School, St Peter's RC Primary, St Thomas of Aquin's RC High and private schools within easy reach include George Watson's College, George Heriot's, and Merchiston Castle School. Edinburgh and Napier University campuses are within reach, in particular Edinburgh University's King's Buildings. Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverly Station are accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and major motorway networks via the City Bypass.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

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 or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

The property has an Energy Rating Category **F**

Mortonhall Road, EH9 2HS



Approx. Gross Internal Area
1017 Sq Ft - 94.48 Sq M
Garage
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M
For identification only. Not to scale.
© SquareFoot 2023

