

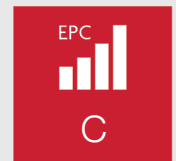


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The right way to move

43/2, Mortonhall
Road,

The Grange, Edinburgh,

EH9 2HN





Summary

Set in the heart of the prestigious Grange, one of Edinburgh's most desirable residential neighbourhoods, this attractive lower ground floor flat offers an exceptional lifestyle close to the city centre. Renowned for its leafy streets, elegant architecture, excellent schools, and proximity to Blackford Hill, the Hermitage of Braid, The Meadows, and the University of Edinburgh, the area is ideal for professionals, downsizers, and families alike. Inside, the home enjoys bright south-facing interiors with leafy views, a spacious living room, separate dining room, modern breakfasting kitchen, two generous bedrooms, two bathrooms, beautiful communal gardens, and private allocated parking. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- Lower ground floor flat in The Grange
- Secure shared entry and communal stairwell
- Neutral interiors, large windows and south-facing aspect
- Entrance hall with storage
- Sunny living room with fireplace
- Dining room with a sunny aspect
- Breakfasting kitchen with a utility cupboard
- Main bedroom with wardrobe and en-suite
- Versatile second bedroom with wardrobe
- Family bathroom with handheld shower
- Communal garden with seating space
- Private allocated parking
- Gas central heating and double glazing



“Prestigious Grange setting with a leafy outlook, thriving shared gardens and private allocated parking.”



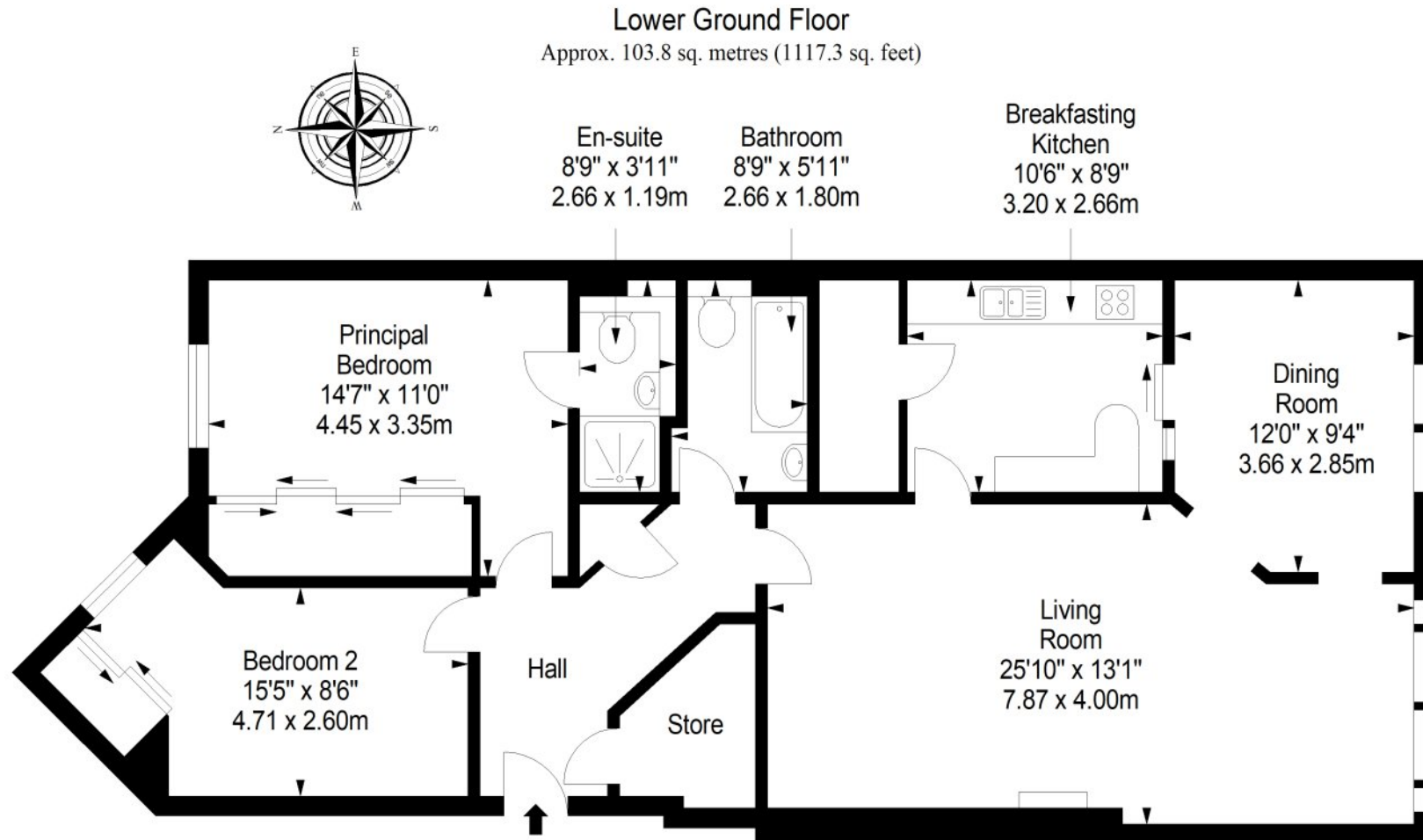




“Spacious two-bedroom, two-bathroom home near cafés, parks, excellent schools, shops, transport links and Edinburgh city centre.”



Floorplan



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)



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