



25/9 Mortonhall Road

Grange, Edinburgh, EH9 2HS



VMH ESTATE AGENTS



1st floor apartment with 3 double bedrooms and excellent potential

- Spacious sitting/dining room
- Private balcony
- 3 double bedrooms
- Bathroom with 3 piece suite
- Separate WC compartment
- Excellent storage provision
- Fantastic upgrade potential
- Single garage & store
- Residents' parking
- Well-maintained communal grounds



Offers Over: **£365,000**



Further information can be found in the home report.

About the Property

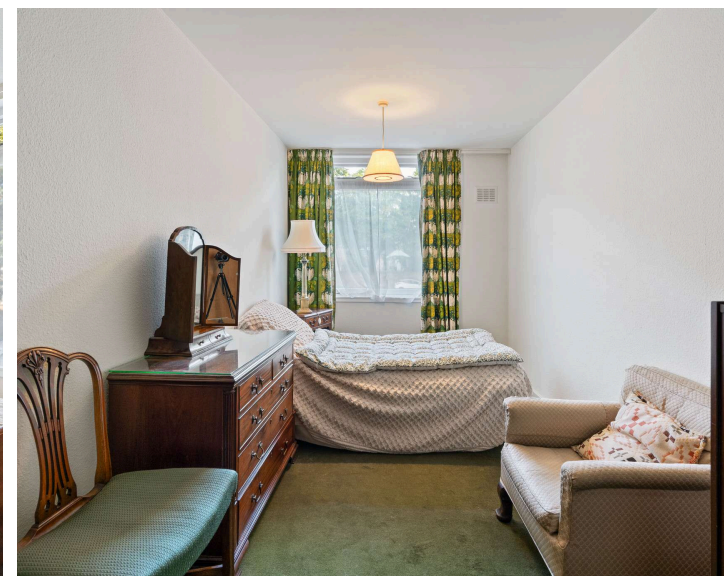
A spacious and versatile apartment with 3 double bedrooms occupying a pleasant position within a popular residential development and offering an excellent opportunity for a purchaser looking to create a home to their own specification.

The property offers well-proportioned accommodation throughout, with a practical layout comprising a welcoming entrance hallway with storage, a comfortable sitting/dining room with private balcony and a view to the well-maintained communal garden. There is a separate kitchen, 3 double bedrooms, a bathroom and a separate WC compartment. While the property would now benefit from modernisation and upgrading, it's generous proportions and flexible layout provide an excellent opportunity for a purchaser to upgrade to their own standard and requirements.

Externally, the grounds are very well maintained, there is a single garage, resident's parking within the development along with on-street permit and unrestricted parking.

Extras

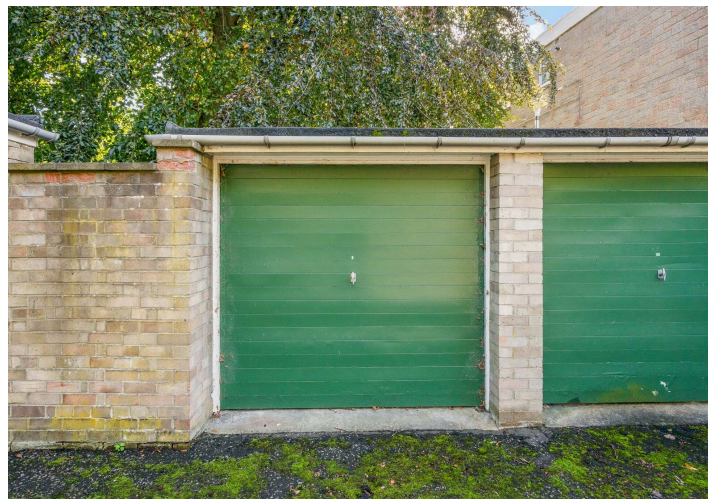
All fitted floor coverings, curtains, light fittings, along with free standing - washing machine & cooker are included in the sale price. No warranties or guarantees will be given in relation to appliances.





📍 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 and restaurants. It is also well placed for access to Cameron Toll shopping centre, the main university buildings at George Square and King's Building. A wide variety of recreational amenities are nearby including The Royal Commonwealth Pool, Warrender Swimming Baths 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

Myreside Management £67.00 per month approximately, paid quarterly.
Deposit held £230.



Floor Plan

25/9 Mortonhall Road, Edinburgh, EH9 2HS



Total Area: 107.3 m² ... 1155 ft² (excluding balcony, store and garage)
All measurements are approximate and for display purposes only.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.