

BLACKFORD

27/4 MORTONHALL ROAD
EH9 2HS



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EPC RATING: C

OFFERS OVER £395,000

PROPERTY DESCRIPTION

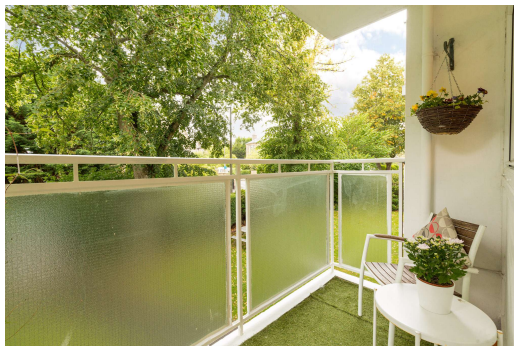
- Front door leading into an open hallway with book shelving, a storage cupboard & boxroom used as a study space
- Bright, spacious open plan sitting room with shelving and door to the balcony, leading to
- Large dining room – ideal for entertaining
- Kitchen with wide range of contemporary fitted units & appliances, a breakfast bar and hatch through to the dining space
- Three good sized double bedrooms, all with fitted wardrobes
- Fully tiled main bathroom with bath with mains shower over, fitted vanity sink unit & wc and a storage cupboard
- Separate shower room with shower cubicle, sink & wc
- Gas central heating from combi boiler located in the kitchen
- Mixture of upvc & timber framed double glazed windows
- Beautifully maintained landscaped gardens surrounding the development
- Unallocated residents' parking
- Factored development managed by Myreside at a cost of around £75pcm to include maintenance of the building & grounds and block buildings insurance



VIEWING

Bt Appt Pls call
Jardine Phillips
0131 4466850





STYLISH THREE BEDROOM MID CENTURY APARTMENT WITH BALCONY IN SOUGHT AFTER GRANGE LOCATION

This super spacious flat has a beautiful outlook over the trees and would make an ideal home for professionals or a young family, being in an excellent school catchment. The beautifully presented accommodation comprises a large open plan sitting/dining area, a fully fitted contemporary kitchen with breakfast bar, three double bedrooms, all with fitted storage, a modern family bathroom and separate shower room, all topped off with a balcony with green outlook and off street parking. There is easy access to all the amenities of nearby Morningside, Marchmont & Newington, excellent bus links into the city centre and lots of walks & open spaces on your doorstep, making this an ideal location for any buyer.

AREA

The Grange is a very exclusive area in the south of the city with local shops available at nearby Blackford Avenue. A wider range of shops are available in nearby Morningside & Marchmont, including supermarkets (Waitrose and M&S Simply Food), independent shops, speciality food stores, coffee shops, bars & restaurants. The flat is in the catchment for well renowned schools including James Gillespie's Primary & St Peter's RC Primary, together with James Gillespie's High School. There are a wide range of amenities available including a library, the very popular Dominion Cinema and Church Hill & King's Theatres. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills, the Meadows and Bruntsfield Links. There is easy access both into town via the local bus services and out of town to the city bypass and the motorway network beyond.

EXTRAS

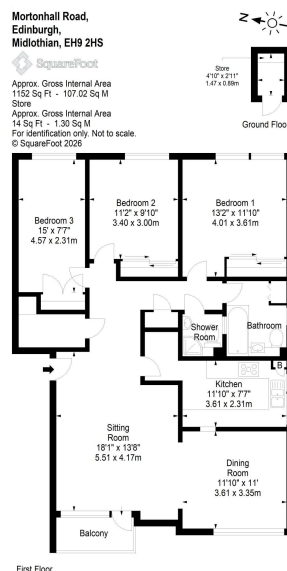
The blinds/curtains, light fittings, gas range cooker, cooker hood, washing machine, dishwasher and fridge freezer are included in the sale.

HOME REPORT VALUATION

£425,000



Sitting room	18'1 x 13'8 (5.51 x 4.17m)
Dining room	11'10 x 11' (3.61 x 3.35m)
Kitchen	11'10 x 7'7 (3.61 x 2.31m)
Bedroom 1	13'2 x 11'10 (4.01 x 3.61m)
Bedroom 2	11'2 x 9'10 (3.40 x 3.00m)
Bedroom 3	15' x 7'7 (4.57 x 2.31m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.