



21/4 Mortonhall Road,
Grange EH9 2HS



A well-presented three bedroom first floor flat in the heart of the Grange

 3 Bed  2 Bath  1 Reception

A well-presented three bedroom first floor flat in the heart of the Grange. The property forms part of a popular modern development and benefits from residents parking, gas central heating, double glazing and attractive views to Blackford Hill to the rear. A secure entry-phone system gives access to the communal hall and stair leading to the flat on the first floor. The sitting room and the third bedroom or dining room are located to the rear of the building and benefit from far reaching views. To the front are the principal bedroom with en-suite shower room as well as the second double bedroom. Off the hallway is a well-equipped kitchen with electric oven and hob, microwave, washing machine, dishwasher and fridge/freezer. Also off the hallway is the bathroom. There is ample residents parking to the rear of the building and the property also benefits from access to the well-maintained shared gardens. Factored by Trinity Factors at approximately £1193 per annum for factoring and £404 per annum for buildings insurance. Total monthly cost is approximately £133 per month.

Features

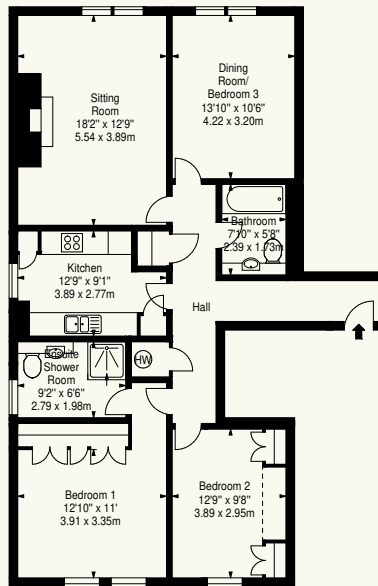
- Attractive first floor flat
- Bright sitting room with views of Blackford Hill
- Well-equipped kitchen
- Principal bedroom with en-suite shower room
- Second double bedroom
- Bedroom 3 or dining room
- Bathroom
- Gas central heating
- Double glazing
- Residents parking
- Well-maintained shared gardens
- EPC Rating C

Offers Over £380,000

Mortonhall Road,
Edinburgh,
Midlothian, EH9 2HS



Approx. Gross Internal Area
1093 Sq Ft - 101.54 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



The Grange is one of the capital's most respected and highly sought after residential areas lying on the south side of the city. It is an area of character and maturity, typified by broad tree lined avenues and substantial Victorian, Georgian and Edwardian property styles set within large attractive gardens. Princes Street and the city centre lie little more than 1 mile away and are readily accessible via regular public transport services or simply by strolling through the Meadows and down the Mound. Neighbouring Newington, Marchmont, Morningside and Bruntsfield offer the widest selection of shopping and leisure facilities. Delightful small speciality shops,

supermarkets, cafes, restaurants and bars are all within walking distance. The wonderful open spaces of the Meadows, Holyrood Park and Blackford Hill and the Hermitage of Braid offer opportunities for walking, jogging and cycling. The Carlton Cricket Club is just a short walk from the house and the nearby Royal Commonwealth Pool offers a wide programme of activities for children and adults alike. There are a number of University Buildings within a few minutes on foot, and nearby public and private sector schooling is excellent (James Gillespies, George Watsons and George Heriots).

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.