



51/2 Mortonhall Road
Grange, EH9 2HN

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR APARTMENT

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Well Maintained Communal Grounds
- Private Residents Parking
- Single Lock-up Garage
- EPC Rating - B



Quietly positioned at the end of a cul-de-sac and forming part of a small select established development, this lovely and generously-proportioned ground floor apartment is situated within the highly desirable area of the Grange. An abundance of amenities can be found at nearby Morningside with lovely walks on the doorstep at Hermitage of Braid and Blackford Hills. Kings Buildings and the Edinburgh Royal Infirmary are a short drive from the property. In move-in condition the property would make an ideal purchase for the professional couple and comprises; secure entry phone system, welcoming entrance hallway with good storage, attractive and spacious sitting/dining room with two windows providing excellent natural light and double doors to the contemporary well laid out kitchen, delightful master bedroom with built-in wardrobes and en-suite shower room, further good sized bedroom and modern bathroom with shower over bath. There are well-maintained communal grounds boasting views of Blackford Hills with the added benefit of a single lock-up garage. Further benefits include private residents parking, gas central heating and double glazing. Included in the sale are all fitted floor coverings, curtains, washing machine, oven, hob, hood and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided. The property is factored by Myreside Management Limited. The approximate factoring charges are £300-£400 per quarter, which can be paid by monthly direct debit.

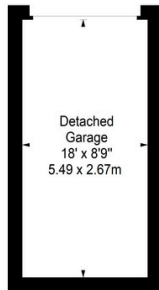


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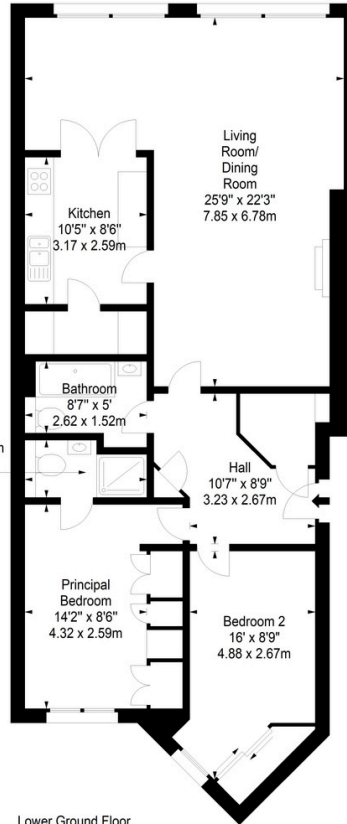
Approx. Gross Internal Area
1058 Sq Ft - 98.29 Sq M
Garage

Approx. Gross Internal Area
157 Sq Ft - 14.59 Sq M
For identification only. Not to scale.
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Ground Floor

Ensuite
Shower
Room
8'7" x 4'
2.62 x 1.22m



Lower Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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