



47b Fountainhall Road

Grange, EH9 2LN

- Bright south facing sitting room/dining room
- Stylish kitchen with all appliances
- Attractive double bedroom with walk in wardrobe
- Bathroom
- Excellent storage throughout
- Beautifully presented with charming period features
- Stunning open views to the rear
- Peacefully located in desirable residential area
- Residents' permit parking
- Electric heating with digital thermostat & double glazing

Delightful, beautifully presented one bedroom top floor flat with stunning open views

Description

Located in the highly desirable residential area of the Grange, 47b Fountainhall Road is a delightful, well proportioned one bedroom top floor flat forming part of a handsome Victorian building. The property, which lies within easy reach of many local amenities and the City Centre, offers bright and beautifully presented contemporary accommodation, in good decorative order throughout, and benefits from many period features and stunning open views to the rear.

Location

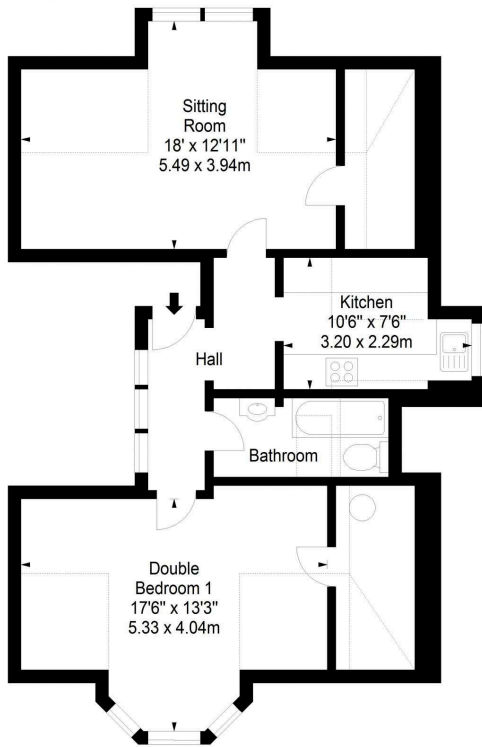
The Grange conservation area is often regarded as one of Edinburgh's most desirable and coveted residential districts. Its leafy surroundings lie approximately one mile south of the

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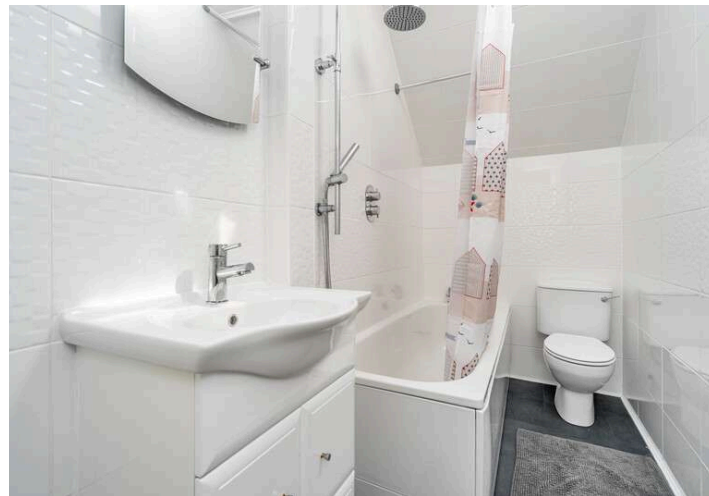
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0131 581 5700

Approx. Gross Internal Area
698 Sq Ft - 64.84 Sq M
For identification only. Not to scale.
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Second Floor



city centre with Blakel and Newington to its east and Morningside and Bruntsfield to its west; all of which offer an excellent variety of independent retailers, Waitrose, Tesco, Marks & Spencer, 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 Buildings and the Royal Hospital for Sick Children. A wide variety of recreational amenities are nearby including theatres, cinemas, 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. Excellent schooling in both the private and public sector are catered for.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds, light fittings, electric hob, oven, extractor hood, fridge, dishwasher and washer dryer are included in the sale price.

EPC Rating G

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

