



GIBSONKERR
Personal, Family Law & Property

Flat 4, 49 Mortonhall Road

Grange, Edinburgh, EH9 2HN



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Boasting stunning canopy views, this south-facing, spacious first-floor flat in Grange is sure to appeal to a diverse range of buyers, including professionals, first-time buyers, couples, and rental investors. Requiring some redecoration, the flat comprises a generous living room with a sun-facing Juliette balcony, a sunny and spacious dining room, a breakfasting kitchen, two spacious bedrooms with built-in wardrobes, an en-suite shower room and a family bathroom. Externally, there is a private single garage and the development offers leafy communal garden grounds.

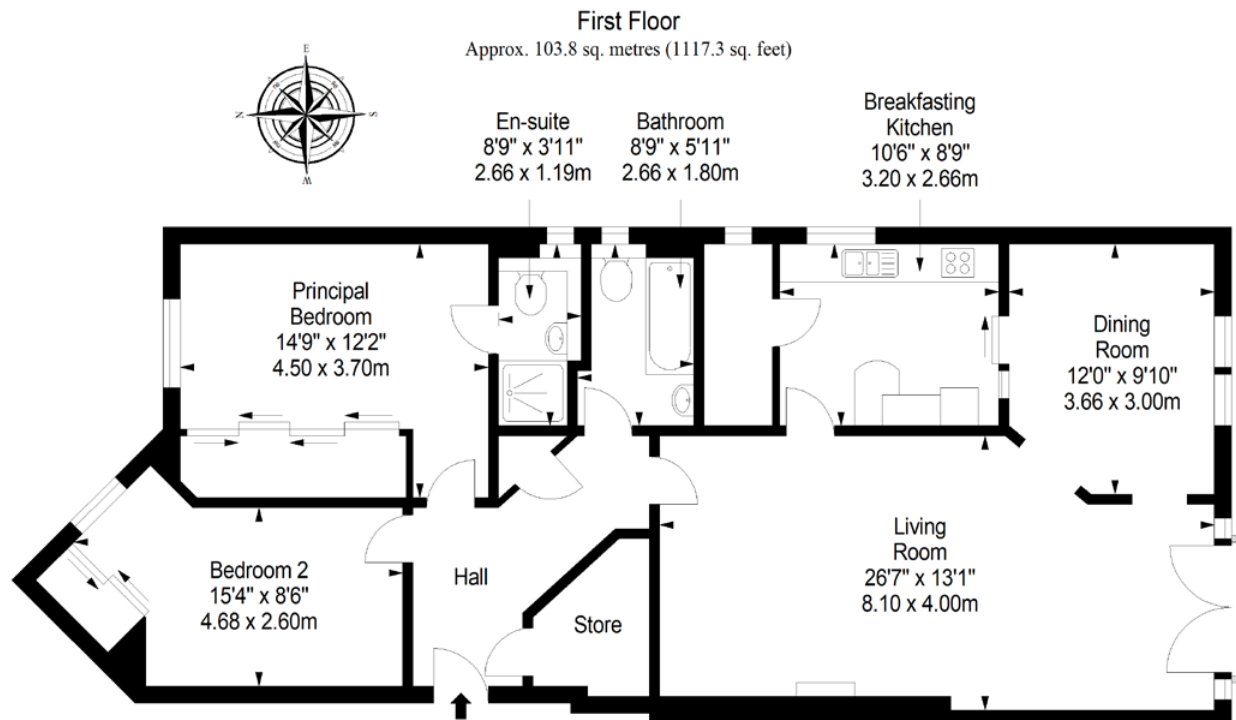
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- First-floor flat in sought-after Grange
- Excellent opportunities for modernisation
- Leafy canopy views
- Secure shared entrance and phone entry system
- Entrance hall with built-in storage
- Sunny Juliette balconied living room with fireplace
- South-facing dining room
- Breakfasting kitchen with pantry storage
- Wardrobed main bedroom with en-suite
- Versatile second bedroom with a wardrobe
- Bathroom with a handheld shower
- Thriving communal gardens
- Private garage
- Gas central heating and double glazing
- EPC Rating - B



Floorplan



Total area: approx. 103.8 sq. metres (117.3 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should