



**Thorntons**   
The right way to move

17/5, Mortonhall  
Road,

Grange, Edinburgh,  
EH9 2HS







## Summary

This south-facing two-bedroom, two-bathroom first-floor flat in Grange is sure to appeal to a wide demographic of buyers, including professionals, first-time buyers, couples and rental investors. The sunny and spacious flat comprises an airy living room with a fireplace, a double-aspect dining kitchen with a utility cupboard, two double bedrooms with built-in wardrobes, an en-suite shower room and a family bathroom. Externally, the development offers buyers access to residents' parking. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The development is factored by Trinity Factors at approximately £100 per month, covering stair cleaning, lighting, and buildings insurance.

## Features

- Spacious first-floor flat in Grange
- Exclusive, modern development
- Secure shared entrance and phone entry system
- Entrance hall with storage
- Sunny living room with fireplace
- Sun-facing dual-aspect dining kitchen with a utility cupboard
- Bay windowed main bedroom with wardrobes and en-suite
- Versatile second double bedroom with fitted wardrobes
- Bathroom with overhead shower
- Residents' parking
- Gas central heating and double glazing



“This two-bedroom, two-bathroom first-floor flat in Grange boasts sunny, south-facing views towards Blackford Hill.”











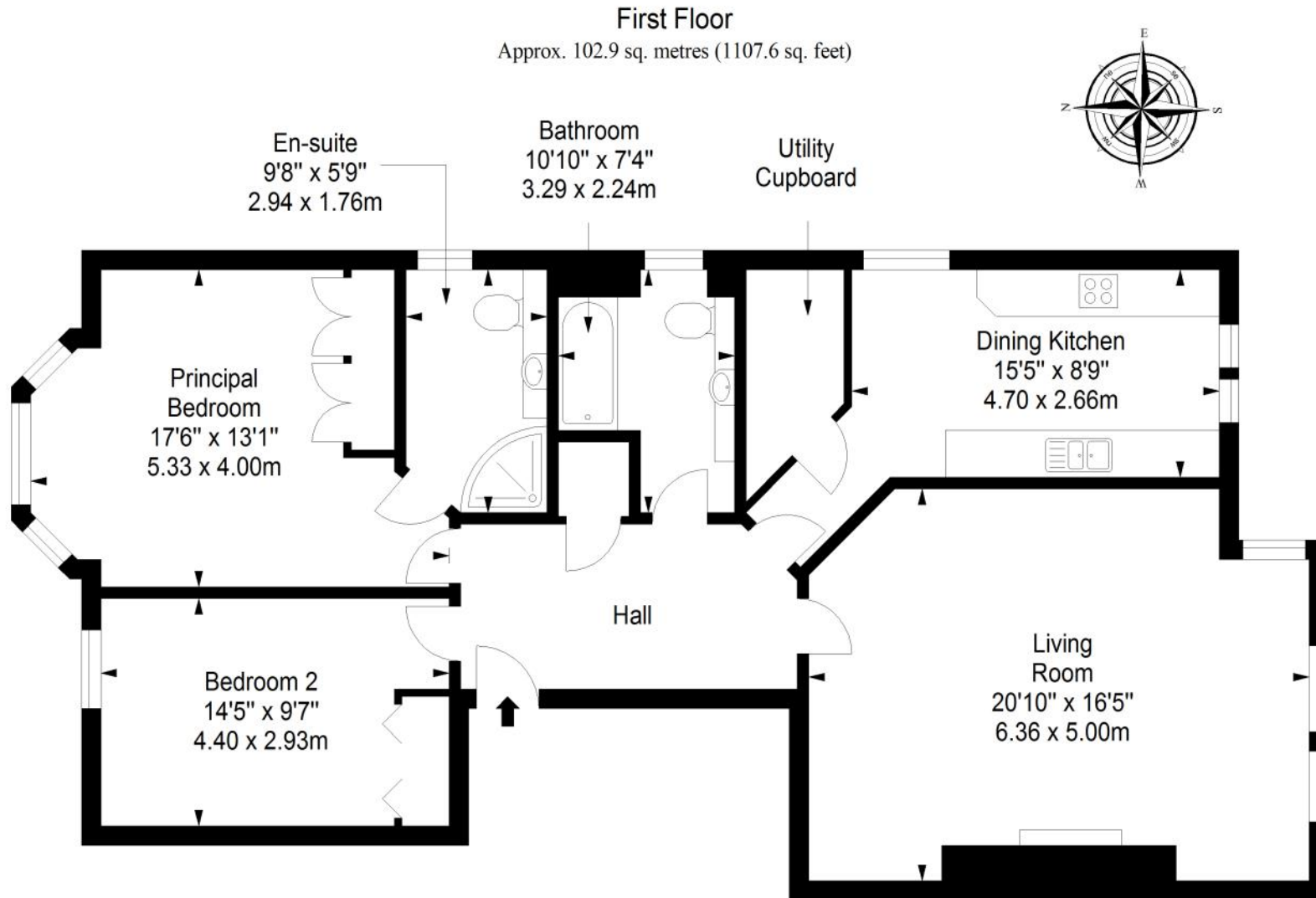
“The property is set within easy reach of excellent amenities, including a shopping centre, schools, scenic green spaces and transport links.”







# Floorplan



Total area: approx. 102.9 sq. metres (1107.6 sq. feet)



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