

39 MORTONHALL ROAD

The Grange, Edinburgh, EH9 2HN



WELCOME TO

39 MORTONHALL ROAD

Forming part of a sought-after development in the city's exclusive Grange district, this main-door garden flat, accessed by steps, offers two reception rooms, a kitchen, three bedrooms, and two shower rooms, plus a beautifully maintained private garden and a garage.



GENERAL FEATURES

- Main-door garden flat in the city's exclusive Grange area
- Well-presented interiors and neutral décor

ACCOMMODATION FEATURES

- Private, sheltered main entrance door
- Practical entrance vestibule with built-in storage
- Welcoming hallway with additional storage
- Generous living room with fireplace and south-facing French doors onto garden
- Semi open-plan kitchen and dining room
- Two double and one single bedroom (two with built-in wardrobes)
- One en-suite shower room
- Separate, stylish shower room
- Gas central heating and double glazing

EXTERNAL FEATURES

- Well-maintained, spacious private garden
- Garage for private parking, allocated parking space & additional residents' parking

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The Grange has long been one of the capital's most sought-after residential postcodes

PROPERTY NAME
39 Mortonhall Road
LOCATION
Edinburgh, EH9 2HN

APPROXIMATE TOTAL AREA:
144.4 sq. metres
(1554.3 sq. feet)

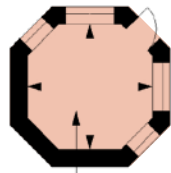
Ground Floor



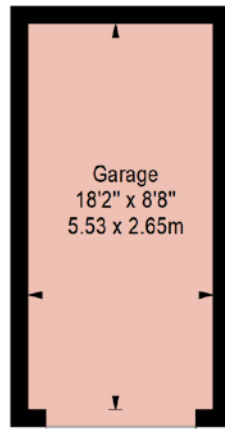
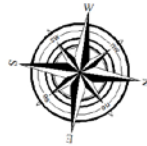
Externals



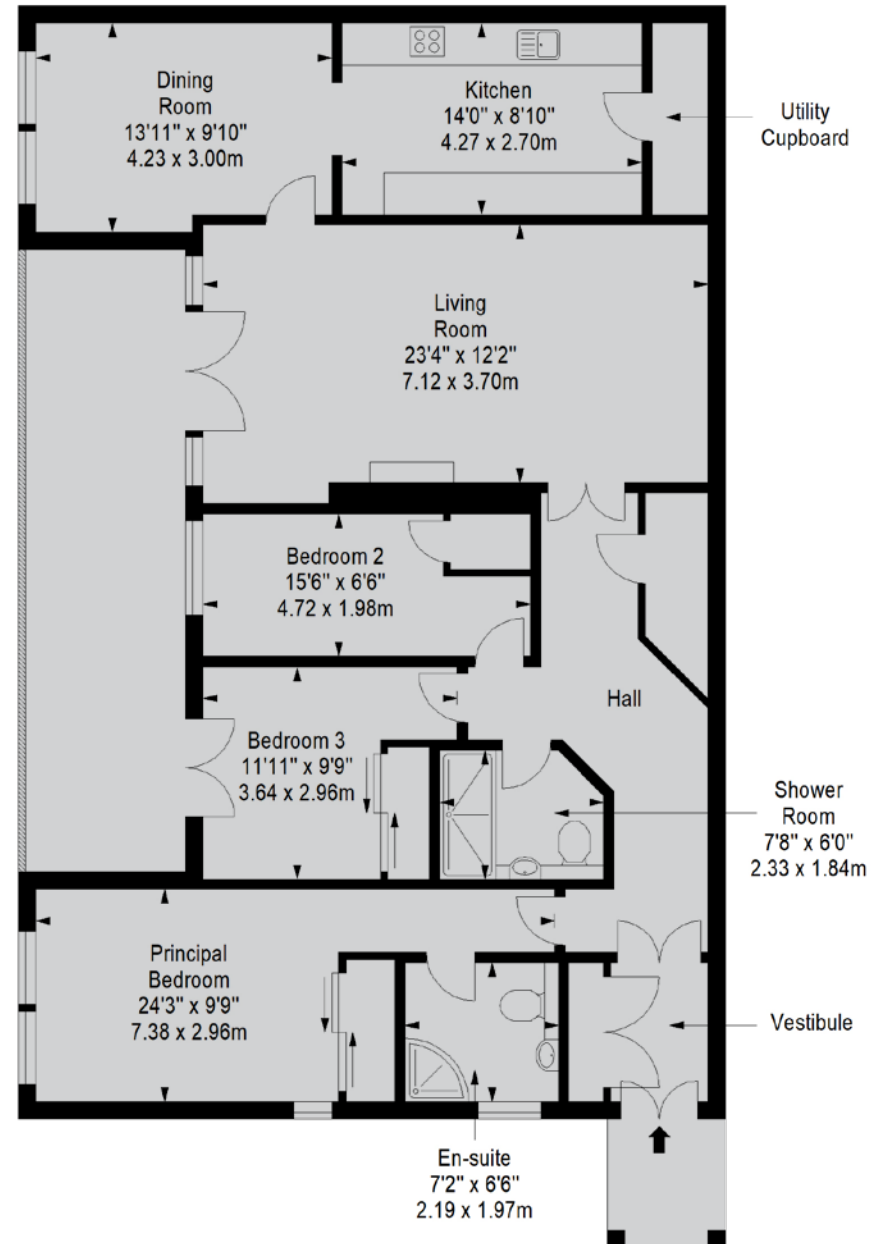
First Floor -
The floorplan is for illustrative purposes. All
sizes are approximate.



Summer House
5'11" x 5'11"
1.80 x 1.80m



Garage
18'2" x 8'8"
5.53 x 2.65m





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The right way to move
39 Mortonhall Road

WELCOME TO 39 MORTONHALL ROAD



This three-bedroom, two-bathroom garden flat in The Grange and is sure to appeal to a wealth of buyers and is presented with attractive interiors and a palette of neutral décor. The home lies just a short stroll from the Hermitage of Braid and Blackford Hill Local Nature Reserve, as well as being ideally positioned for easy access to amenities such as shops and other everyday essentials, schools (the catchment primary and secondary schools are within walking distance), and transport links connecting across the city.

The flat's private, conveniently sheltered front door opens into a practical entrance vestibule with built-in storage, flowing through to an inviting hallway with additional storage. The hall is presented with attractive two-tone décor and a fitted carpet, giving the first glimpse of the interiors to follow.





RECEPTION ROOMS

The living room occupies a generous footprint which allows for various configurations of furniture, all arranged around a homely fireplace with a Nu-Flame Vitesse gas fire. The neutrally decorated, comfortably carpeted reception room affords access through wide south-facing patio doors to a patio in the rear garden – perfect for alfresco dining and entertaining during the warmer months!



TWO ELEGANT AND WELL-PROPORTIONED LIVING AREAS



THE LIVING ROOM OCCUPIES A GENEROUS FOOTPRINT WHICH ALLOWS FOR VARIOUS CONFIGURATIONS OF FURNITURE





THE DINING ROOM

The dining room is adjoined to the living room and enjoys a convenient open-plan layout with the kitchen. It also benefits from south-facing windows overlooking the rear garden and can comfortably accommodate a six-seater table alongside additional furniture.



ATTRACTIVE, WELL-APPOINTED COOKING ZONE

The kitchen comes well-appointed with attractive, wood-styled wall and base cabinets, spacious worktops, and splashback tiling. Integrated appliances comprise a Neff double oven, a Neff microwave, a gas hob, and an extractor fan, whilst a freestanding fridge, freezer, and dishwasher are included in the sale. The kitchen is supplemented by a utility cupboard housing a washing machine and tumble dryer.



TRANQUIL SLEEPING AREAS

FOR A PEACEFUL
NIGHT'S REST

The flat accommodates two well-proportioned double bedrooms and one single, all neutrally decorated and fitted with carpets for optimum comfort underfoot. Two of the sleeping areas are accompanied by built-in wardrobes with mirrored sliding doors, whilst the third has useful cupboard storage and is currently being utilised as a home office – highlighting the home's versatility and ideal for those requiring a quiet space to work or study from home. The principal bedroom has the additional luxury of an en-suite shower room.

The home is kept warm by a gas central heating system and benefits from double-glazed windows.

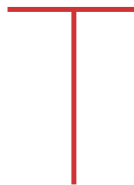




TWO MODERN WASHROOMS



STYLISHLY PRESENTED WITH
CHIC WALL AND FLOOR TILING



The principal bedroom's en-suite comprises a corner shower enclosure and a WC-suite set into storage. Finally, a separate shower room completes the accommodation on offer, stylishly presented with chic wall and floor tiling, featuring a deluxe walk-in enclosure with a rainfall showerhead, a WC-suite set into storage, and a chrome towel radiator.



BEAUTIFULLY MAINTAINED

PRIVATE OUTDOOR SPACE & PRIVATE PARKING

Externally, the flat boasts its own private garden, enviably south-facing and enjoying fabulous sunshine throughout the day. The garden features a sheltered patio for alfresco dining furniture and barbecues, a spacious, well-maintained lawn, a wealth of leafy shrubbery and colourful planting, and a charming summerhouse. A garage offers private parking, supplemented by an allocated space and additional residents' parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated and freestanding kitchen appliances, patio dining table and chairs, gazebo table and chairs will be included in the sale. The barbeque can also be included if desired.





THE GRANGE



THE CAPITAL'S MOST SOUGHT-AFTER RESIDENTIAL POSTCODE

The Grange has retained the quaint, relaxed ambience of a small town, yet is an easy stroll from Morningside or Bruntsfield, which provide outstanding day-to-day services and amenities. Bustling Morningside Road is home to a vibrant blend of independent retailers and high-street stores, cafés, pubs and restaurants, plus high-end supermarkets.

Residents of The Grange have access to a rich local arts and culture scene, including live music and theatre at the Church Hill Theatre, an independent cinema and a selection of galleries and boutiques. The area also offers fantastic sport and fitness opportunities, including the nearby Hermitage of Braid and Blackford Hill Nature Reserve, where you can enjoy scenic riverside walks, hillside trails and unrivalled views of the capital. The Grange is within the catchment area for well-regarded primary and secondary schooling and is also ideally placed for access to some of the finest independent schools in the country. The area is served by excellent public transport links, offering fast and frequent routes across the capital, day and night.



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