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**45C FOUNTAINHALL ROAD
GRANGE
EDINBURGH**

Exceptional, refurbished and re-modelled 2 bedroomed apartment occupying the whole top floor of a sandstone Victorian property situated in the enviable location of the Grange and providing easy access to the City Centre.

Hallway, sitting room with roof top views, modern high gloss kitchen, two double bedrooms, luxury bathroom (with under-floor heating).

New fixtures and fittings.

D.G. G.C.H.

Views of Arthur's Seat. On street parking.

Fixed Price £249,500



GENERAL DESCRIPTION

It is our pleasure to market number 45c Fountainhall Road which is a stunning top floor, Victorian, two bedroomed flat with exceptional internal decor and eye catching fixtures and fittings. From the hallway good quality new carpets have been fitted spanning out to the two double bedrooms and sitting room with its wonderful bay window from which there are roof top views. The kitchen has been superbly fitted and comes with integrated appliances. Two good sized and well presented bedrooms are accessed from the hallway and the luxury bathroom is bathed in natural daylight from the cupola. The property is close to excellent local amenities, including a library. Immediate viewings are highly recommended.

SITUATION

The property is situated in the sought after Grange area of Edinburgh, just over 2 miles south of the City Centre. The property is ideally placed with easy access to a wide range of amenities including good local shopping facilities and a library. Recreational amenities in the locality include a nearby swimming pool, golf courses at the Braid Hills and pleasant walks on Blackford Hill. Newington and the Cameron Toll shopping centre are also within easy reach. Regular bus services run very close by to the City Centre and to many other areas.



ACCOMMODATION

(All Sizes Approximate)

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ENTRANCE HALLWAY

A welcoming hallway with skylight, intercom system, newly carpeted floor and access through painted four panel doors to the lounge, bathroom and two double bedrooms. Cupboard housing the combi boiler.

LOUNGE 19' X 14'6" (5.79 X 4.28M)

A beautiful bay windowed lounge, with period style cornicing, crisp neutral decor, electric sockets, T.V. point and access to the kitchen.

KITCHEN 8' 7" X 6' 10" (2.65 X 1.85M)

Good quality and luxurious fitted kitchen with an extensive range of high gloss wall and base mounted units with under unit lighting and further frosted glazed shelving, also with lighting. Complimentary granite worktops with co-ordinated tiled splash back, undermount sink with mixer tap, single oven, gas hob, chimney style extractor hood, integrated dishwasher, fridge freezer and automatic washing machine. Brushed stainless steel handles fitted to all units, tiled flooring and views through the double glazed window to Arthur's Seat.

MASTER BEDROOM 12' 10" X 12' (3.68 X 3.65M)

The master bedroom is comfortable and spacious and has roof top views to the rear of the property through double glazed windows. Central heating radiator. Carpeted floor. Neutral decor.

BEDROOM 2 12' 11" X 11'6" (3.69 X 3.37M)

Well presented 2nd double bedroom, again with a carpeted floor, central heating radiator and neutral decor.

BATHROOM 10'6" X 9' 1" (3.06 X 2.74M)

Luxury fitted bathroom, tiled to full height with under-floor heating, built in bath and heated mirrors. Matching chrome fittings. Separate shower cubicle, also tiled to full height with concealed shower fittings and glass doors. Wall mounted W.C. with concealed cistern, matching wall basin and overhead mirror with under pelmet lighting and an exceptional ceiling cupola.





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NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

Thurs 7-8, Sunday 2-4pm or by appointment contact Russel+Aitken on 0131 315 2638.

PRICE

Fixed Price £249,500