



FOR SALE

6 Fountainhall Road
EDINBURGH, EH9 2NN

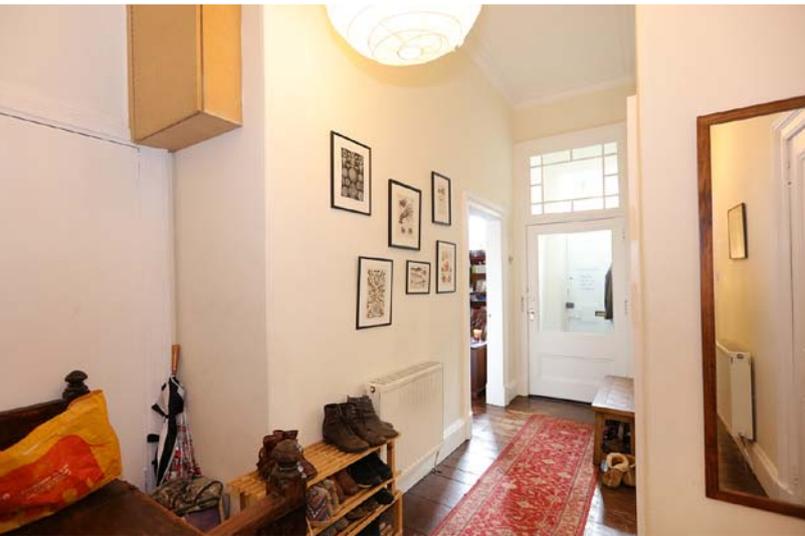


This is a bright, spacious two-bedroom, main door ground floor flat, forming part of a traditional tenement and situated in the popular area of the Grange.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
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DESCRIPTION

This is a bright, spacious two-bedroom, main door ground floor flat, forming part of a traditional tenement and is in the popular area of the Grange. The property is currently tenanted, however, vacant possession will be provided as such this is an ideal opportunity for those looking for a home or a buy-to-let investment.

The accommodation comprises:

Entrance vestibule; hall with 2 storage cupboards; sitting room with bay window, dining recess and feature fireplace; kitchen/breakfast-room with modern wall and base units and adequate work top area; master bedroom to the front double bedroom to the rear with storage cupboard and French door leading to the private garden; and a bathroom fitted with a three-piece suite.

Features include: main door entrance, gas central heating, private gardens to both the front and rear of the flat, and shared garden grounds.

AREA

The Grange is one of Edinburgh's most popular and desirable residential districts. Its leafy surroundings lie approximately one mile south of the city centre and as such this property benefits from the full range of city centre amenities. Local shopping is first class, where a variety of local and specialist shops are to be found, and in addition, nearby Came Toll Shopping Centre offers a range of high street names along with both an Aldi and Sainsbury's superstore.

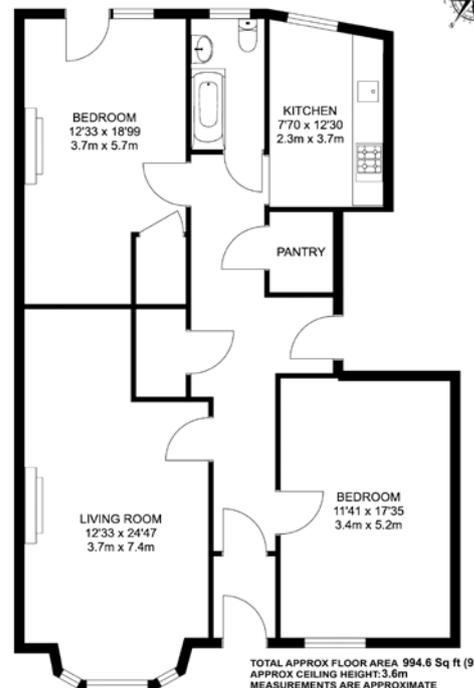
Leisure and recreational amenities can be found throughout the city, many within walking distance, including an abundance of pubs, restaurants, museums, art galleries, cinemas and theatres. The Royal Commonwealth Pool and open spaces of The Meadows, Holyrood Park and Arthur's Seat are also close by.

There are nurseries, primary and secondary schools within easy access and many independent schools which are an easy travelling distance. George Square and the Kings Buildings campus of Edinburgh University are within walking distance.

The property is well placed for the City's business and commerce centres, the Scottish Parliament, Sick Kids Hospital and The New Royal Infirmary is located at Little France just a short car journey away.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling to the airport, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Waverley railway station is also nearby.

6 Fountainhall Road, Edinburgh



TOTAL APPROX FLOOR AREA 994.6 Sq ft (92.4 Sq m)
APPROX CEILING HEIGHT: 3.6m
MEASUREMENTS ARE APPROXIMATE
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DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing
call **0131 229 4400** or email **sales@acepm.co.uk**

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