



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**24 Mansionhouse Road**

GRANGE, EDINBURGH, EH9 2JD



# The Location

GRANGE, EDINBURGH, EH9 2JD

*“... well located within the prestigious Grange area of Edinburgh ...”*

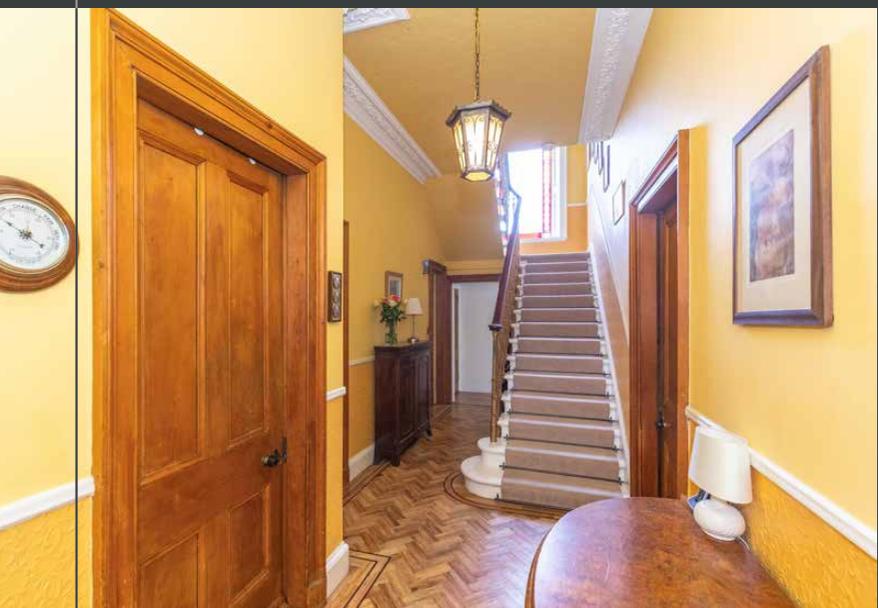
This property finds itself within the exclusive Grange area of Edinburgh, only around two miles south of the city centre, within walking distance of the main financial and business centres.

There is an excellent range of cafes, restaurants, shops and leisure facilities, only minutes away in Marchmont, Newington, Bruntsfield and Morningside.

Local sporting facilities include a number of golf courses and there are pleasant walks in the nearby open spaces of Blackford Hill, Hermitage of Braid and the Meadows.

A number of excellent independent schools are also situated within easy reach, including George Watson's School, George Heriot's and Merchiston Castle.





# 24 Mansionhouse Road

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An excellent opportunity has arisen to acquire this impressive stone-built, eight-bedroom detached Victorian house, making for an ideal family home while being well located within the prestigious Grange area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good condition and still boasts its original period features, while the property consists of;

**Ground Floor:** Entrance vestibule with cloak area, a bright and spacious sitting room which includes a feature gas fire, bay window, period cornicing, an optional hatch from the kitchen and access into the fully double glazed lean-to conservatory which offers under-floor heating and access into the side garden.

The fully fitted, partially tiled kitchen has an integrated 5 gas hob, oven, extractor hood and further access to the

side garden, while the dining room has a larder.

There are two double bedrooms on the ground floor, one of which has an Edinburgh press cupboard and is currently used as a home office and the other has an under-window vanity unit.

The rear hallway has three storage cupboards, one of which is under-stair and another is over-head, a utility cupboard and access into the rear garden.

Finally, the three-piece family bathroom is convenient to both residents and guests.



**First Floor:** There are four double bedrooms on the first floor, two of which have feature open fires, while one them has a press cupboard and the other has a bay window as well as under-window bench storage.

The three-piece, partially tiled family shower-room has an optional under-stair storage cupboard and a chrome heated towel rail.

**Second Floor:** Landing with skylight, a further double bedroom with two double built-in wardrobes, a single bedroom and a three-piece, partially tiled bathroom with an overhead shower.

The eaves of the property can be accessed via both the bedrooms as well as the landing.

This property also benefits from high ceilings throughout the ground and the first floors, operational window shutters throughout the majority of the property, gas central heating, with the boiler having been upgraded approx. 2015, single glazed sash and case windows and private garden grounds surrounding the property, including a pond and a patio area to the rear.

The double driveway and a double detached garage, with an electric garage door, accommodates for secure off-street parking for up to five cars.



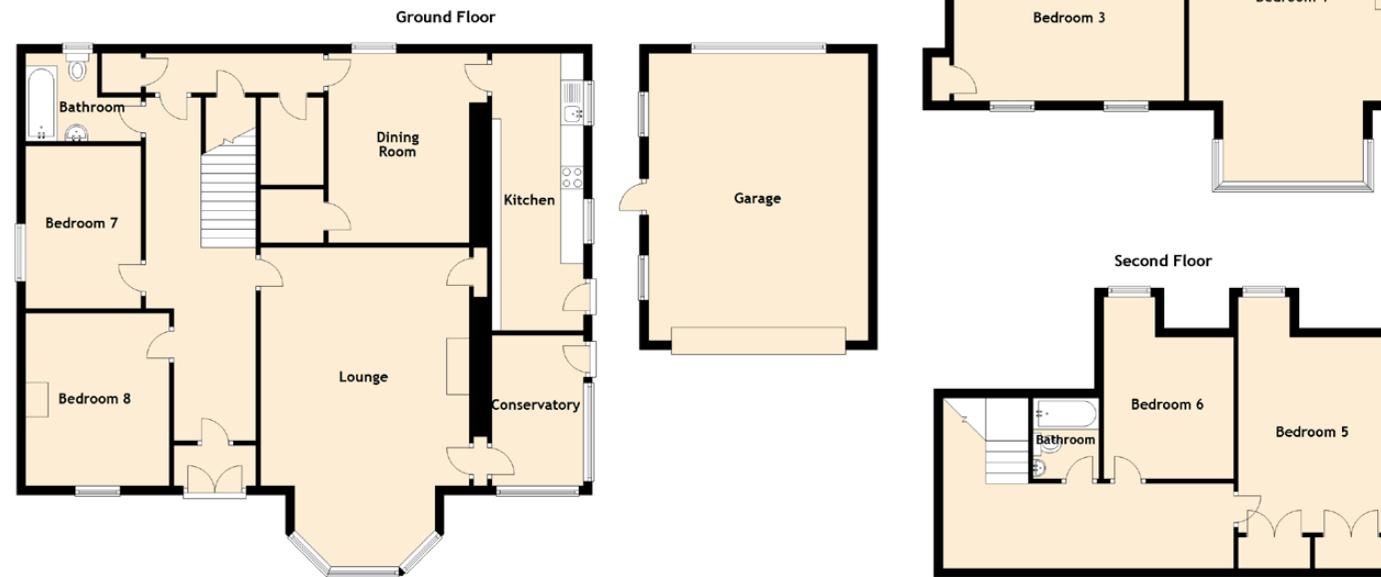


*“... impressive stone-built, eight-bedroom detached Victorian house, making for an ideal family home ...”*



# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	7.10m (23'4") x 4.65m (15'3")
Conservatory	3.26m (10'8") x 2.04m (6'8")
Dining Room	4.22m (13'10") x 2.00m (6'7")
Kitchen	6.17m (20'3") x 2.04m (6'8")
Bedroom 7	3.62m (11'11") x 2.57m (8'5")
Bedroom 8	3.74m (12'3") x 3.20m (10'6")
Bathroom	2.57m (8'5") x 1.96m (6'5")
Garage	6.40m (21') x 4.90m (16'1")

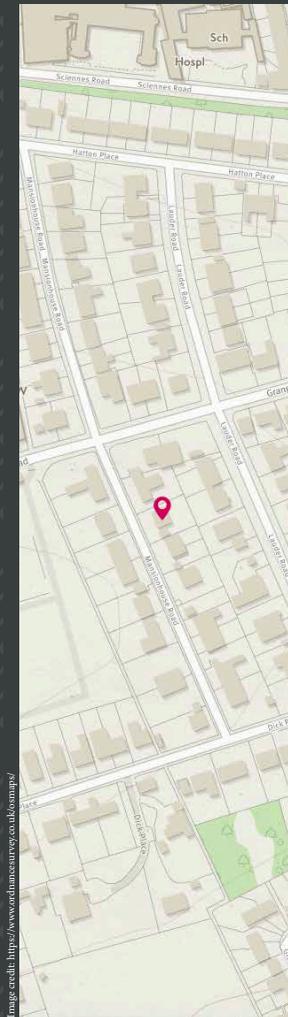
First Floor	
Bedroom 1	7.03m (23'1") x 4.65m (15'3")
Bedroom 2	4.70m (15'5") x 4.20m (13'9")
Bedroom 3	5.13m (16'10") x 3.74m (12'3")
Bedroom 4	2.86m (9'5") x 2.60m (8'6")
Shower Room	1.74m (5'9") x 1.53m (5')

Second Floor	
Bedroom 5	5.25m (17'3") x 3.30m (10'10")
Bedroom 6	4.05m (13'3") x 2.90m (9'6")
Bathroom	1.80m (5'11") x 1.47m (4'10")

Gross internal floor area (m<sup>2</sup>): 263m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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Text and description  
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Surveyor



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**ROSS MCBRIDE**  
Photographer



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**ALLY CLARK**  
Designer