

9 Mortonhall Park Gardens

MORTONHALL, EDINBURGH, EH17 8SL



Three-bedroom detached house in a sought after residential area lying to the south of the city centre



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McEwan Fraser is delighted to present this three-bedroom detached house to the market. The property boasts a detached garage, driveway, enclosed front and rear gardens, gas central heating and double glazing. Internally, the property offers excellent proportions throughout. There is substantial scope for upgrading the property, making this the perfect project for a buyer keen to make their own mark on their new home.

THE LOUNGE



Accommodation is centred around a large dual aspect living room. The living room offers ample proportions for both seating and dining area, however, the floor space is very flexible and will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



A well-proportioned kitchen is adjacent to the living room. The kitchen includes a good range of base and wall mounted units and plenty of work surface space. Gas hob and electric double oven are integrated. Further space is provided for freestanding appliances. Ground floor accommodation also includes a double bedroom with integrated wardrobes, and an adjacent bathroom.



LOWER BEDROOM (3)



THE BATHROOM



Climbing the stairs, there are two further double bedrooms the larger of which includes integrated wardrobes.

UPPER BEDROOM (1)



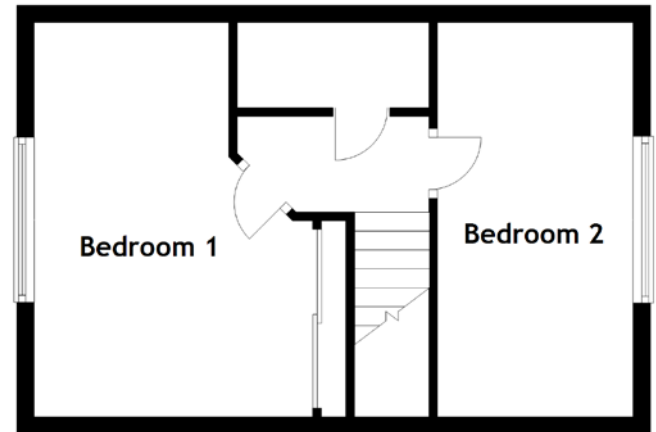
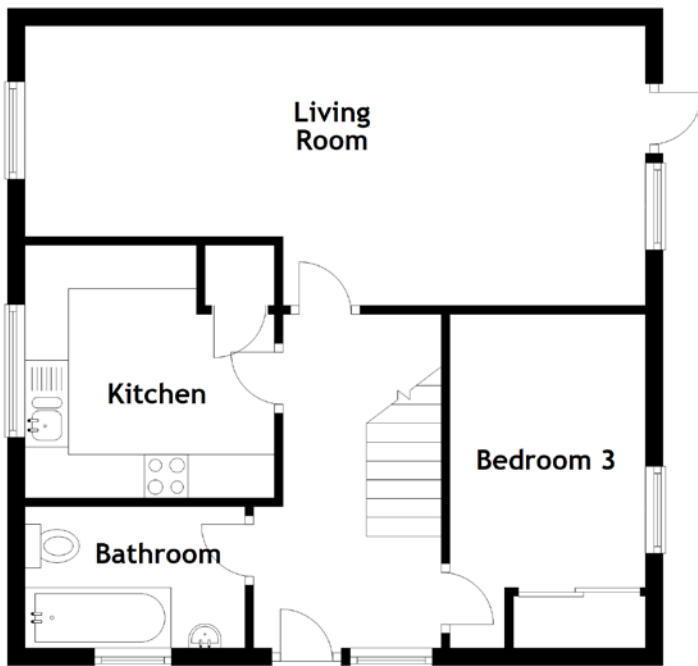
UPPER BEDROOM (2)



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Living Room

7.14m (23'5") x 3.22m (10'7")

Kitchen

2.91m (9'7") max x 2.87m (9'5")

Bedroom 3

3.83m (12'7") x 2.25m (7'5")

Bathroom

2.53m (8'4") x 1.63m (5'4")

First Floor

Bedroom 1

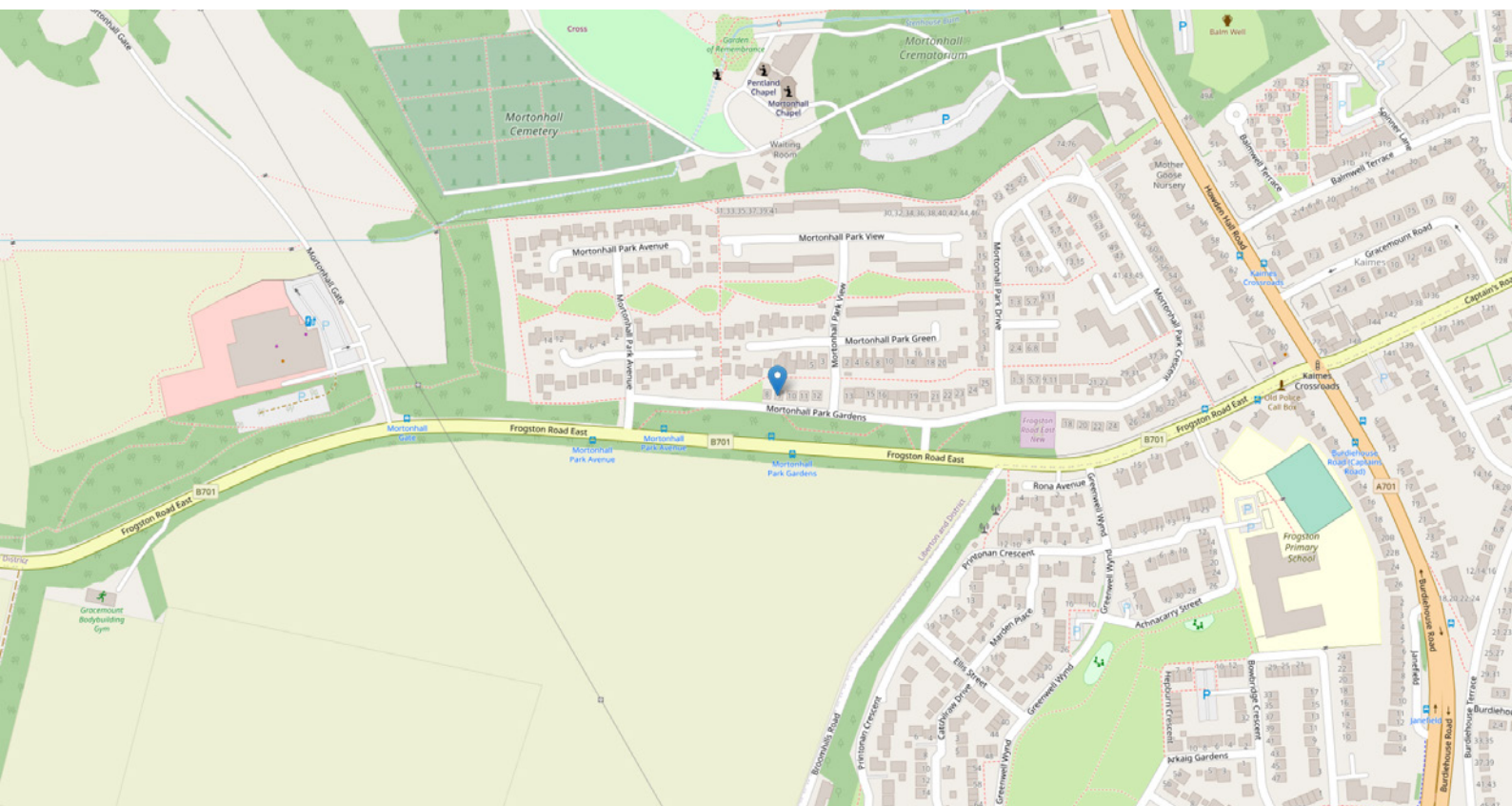
4.53m (14'10") x 3.20m (10'6")

Bedroom 2

4.53m (14'10") x 2.25m (7'5")

Gross internal floor area (m2): 84m²

EPC Rating: D



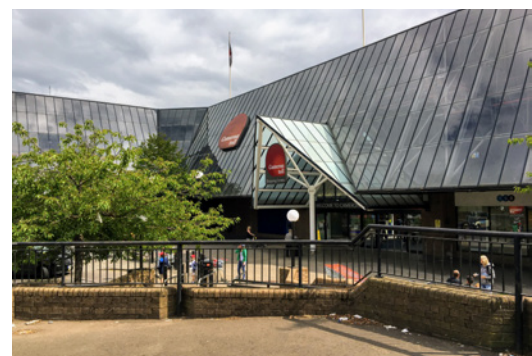
THE LOCATION

Mortonhall is a sought after residential area lying to the south of the city centre with views over green belt to the Pentlands. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the City Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.





Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area. There are nurseries, primary schools (including the newly opened Frogston Primary) and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. The Edinburgh Royal Infirmary is also located nearby in Little France.



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