



Fountainhall Road, The Grange EH9

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# A substantial detached villa on a peaceful residential street with parking and a large garden.

This spacious Victorian property is set within extensive private gardens comprising large areas of lawn, borders well stocked with shrubs and various species of mature trees. Brimming with potential and now in need of some modernisation, this impressive house is arranged over two levels (plus a further half landing) and boasts spacious reception rooms as well as up to seven bedrooms.

Other highlights include a double garage with off street parking and a separate studio building in the garden which, subject to the usual planning consents, has potential for conversion to a home office or possibly secondary accommodation.

Only two miles to the south of the city centre, this will make a fantastic family home or re-development opportunity; close to local amenities, excellent schooling and the wide-open green spaces of the Meadows, the Hermitage of Braid local nature reserve and several golf courses.



  
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**EPC**  
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Tenure	Local Authority	Council Tax
Freehold	The City of Edinburgh Council	Band H







## Features

- Substantial Victorian villa in a prime Grange location
- Occupying a commanding position on a peaceful residential street
- Set within a large plot of private gardens, well stocked with shrubs and trees
- Seven potential bedrooms and three bathrooms arranged over two floors (and half landing)
- Huge potential to make a fantastic family home
- Off street parking and double garage
- Separate studio building with potential for conversion (subject to planning)
- Close to excellent local amenities
- Two miles from the city centre
- Several of the city's best schools in close proximity

## Location

Fountainhall Road is arguably one of the finest residential streets in the exclusive area known as The Grange. The vibrant village atmosphere of Marchmont is within walking distance whilst cosmopolitan Bruntsfield and Marchmont are nearby, all with an excellent selection of bistros, bars, restaurants and coffee spots as well as independent retailers and larger food stores.





The city centre is a short stroll across the Meadows, approximately 60 acres of open green space almost on the doorstep. Cultural highlights in the vicinity include several theatres and cinemas with sports facilities such as The Commonwealth Pool, The Waverley Tennis and Sports Club as well as further open green space of the Hermitage of Braid and Blackford Hill close at hand for dog walking, running or simply enjoying the wonderful views over the city.

The property is in the catchment area for good local schooling with Sciennes Primary and James Gillespie's High School, whilst private options include George Heriot's School, George Watson's College and Merchiston Castle.

With easy access to the local transport network and nearby routes to the City Bypass and Edinburgh International Airport.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.





In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area**  
**4,098 Sq Ft - 380.70 Sq M**  
**(Including Store)**

**Garage & Stores: 887 sq ft - 82.40 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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