



Fountainhall Road, Edinburgh, EH9

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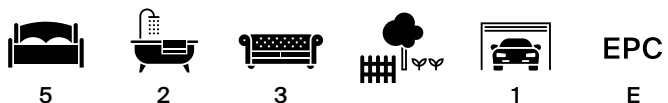
# An impressive family home in one of Edinburgh's most sought-after areas with a garage and a large south-facing garden.

27 Fountainhall Road is a wonderfully spacious, Victorian semi-detached house situated in the highly desirable Grange area of Edinburgh's south side. The property boasts its own driveway and garage along with delightful front and back gardens. An abundance of fine period features can be found throughout, along with generously sized rooms and flexible accommodation over three floors. The property has been substantially improved and maintained by the current owners.

The front door opens into a vestibule and a welcoming reception hall with oak herring-bone wooden flooring from which the accommodation flows.

The charming bay windowed sitting room sits to the front of the property and makes a fantastic place for both relaxing or entertaining. The room is complimented by sash and case windows, original shutters, intricate corning, as well as central fireplace.

The bespoke breakfasting kitchen is located to the rear of the property and there is a dining room adjacent offering ample space for entertaining and family living. Off the kitchen is a utility room and a laundry room with generous storage space. A WC completes the ground floor accommodation.



Offers Over	Tenure	Local Authority	Council Tax
£1,375,000	Freehold	The City of Edinburgh Council	Band G

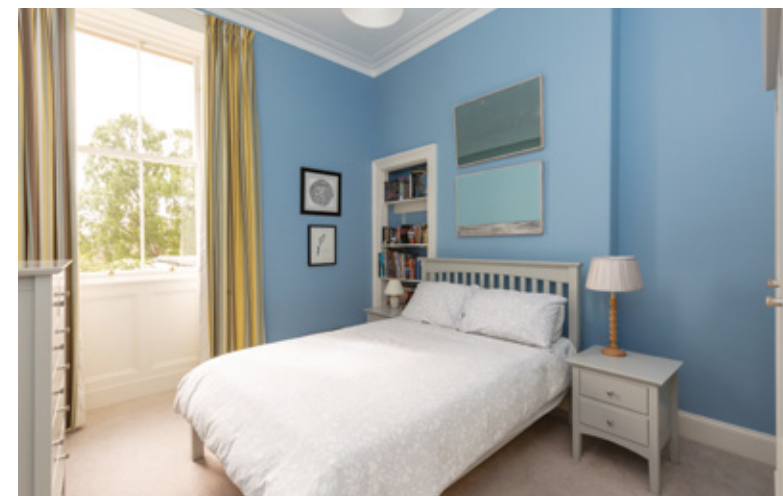


The first floor boasts three large bedrooms and a classical drawing room. The drawing room is situated to the front of the property, generous in size with a central fireplace and an impressive bay window. Two of the double bedrooms are located to the rear of the property, enjoying a raised outlook over the garden. A family bathroom, complete with shower and cast iron bath, is located off the hallway. On the second floor there are two further large double bedrooms and a modern shower room and WC.

Externally, the property boasts lovely gardens to the front and rear. The south-facing rear garden is private and secure, enclosed by a high stone wall, featuring well stocked herbaceous borders, shrubs and mature trees. There is a contemporary glass and steel veranda providing the perfect spot to relax in all weathers. The house is set back from the road, with the front driveway providing off street private parking and a garage.

## Features

- Generous and flexible accommodation spanning over 2700 sqft
- Well located in one of Edinburgh's most sought-after residential areas
- Well placed for a range of local amenities
- The property lies in the catchment area for Sciennes Primary and James Gillespie's High School
- South-facing private rear garden
- Garage and drive



## Location

Fountainhall Road is arguably south Edinburgh's most desirable address. There are excellent local shops, bistros and bars in Marchmont, Bruntsfield and Morningside, and the city centre is a short stroll across The Meadows. The King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club, and pleasant walks in the open spaces of the nearby Meadows, Hermitage of Braid and Blackford Hill.





Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is also within the catchment areas for the highly regarded Sciennes Primary School and James Gillespie's High School. There is easy access to an excellent 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

2705 Sq Ft - 251.29 Sq M

Garage & Sitootery: 296 Sq Ft - 27.50 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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Particulars dated May 2024. Photographs and videos dated May 2024.

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