



Offers Over

£795,000

26/2 Fountainhall Road

Grange | Edinburgh | EH9 2LW

Neilsons are delighted to offer on to the market this exceptionally impressive double upper villa, which forms part of an elegant period building, located on a charming tree lined street, in one of Edinburgh's most prestigious residential locales. Seamlessly blending period character and sharp modern style, this fabulous property is in immaculate order throughout and boasts a magnificent private garden to the rear.

-  5 bedroom
-  2 public room
-  2 bathroom
-  On-street permit parking
-  Private rear garden
-  EPC rating –
-  Council tax band-



Description

Accessed via a shared vestibule the internal accommodation briefly comprises: welcoming entrance hallway with dramatic high ceilings, twin arches, restored cupola, cornicing and balcony on the upper level, generously proportioned reception/dining room spanning twenty eight feet and featuring tasteful neutral décor, solid oak flooring (also in the hallway), large focal bay window, ornate marble fireplace and detailed cornice work/frieze, stylish modern kitchen fitted with an excellent assortment of high quality contemporary units/coordinated granite worktops, with tiling to splash areas and ample space for a table and chairs, spacious downstairs principal bedroom which is quietly situated to the rear of the building, with feature cornicing, picture rail, bespoke fitted wardrobes and a lovely open aspect over the rear garden, downstairs family bathroom with Victorian style fittings, tiling to floor/splash areas and separate shower enclosure, four good sized bedrooms on the upper level, one with luxury en-suite shower room, complete with underfloor heating, lit display shelving, high quality two piece white suite and walk-in drench shower.



Extras

All floor coverings, curtain poles, blinds, and integrated appliances will be included.

Gardens and Parking

A true stand out feature of this magnificent property, the private rear garden has been beautifully maintained by the existing owner, to create a peaceful verdant space, comprising areas of lawn, shrub/flower beds, rockery, paved seating area and an assortment of climbing plants and fruit trees. The gardens enjoy a delightful mature tree backdrop and offer an idyllic spot to dine and entertain in the warmer months. Ample permit parking is available on Fountainhall Road.

Viewing

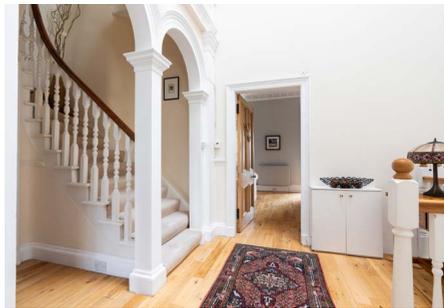
By appointment through Neilsons (0131 625 2222).





Location

The prestigious Grange district lies to the south of Edinburgh's City Centre. Many local amenities are on hand with the neighbouring districts of Morningside, Marchmont and Bruntsfield hosting excellent supermarkets including Waitrose, Marks & Spencer, Sainsburys and Tesco in addition to many quality specialist retailers, restaurants, coffee shops and bars. Recreational facilities in the vicinity include the Royal Commonwealth Pool, the Festival Theatre, the vast open greenery of the Meadows, the Dominion cinema as well as delightful walks around Arthur's Seat, Blackford Hill and Hermitage of Braid. Schooling at all levels is well represented and many of Edinburgh's renowned private schools, such as Watsons and Heriots, are also within easy reach. The property is well positioned for access to Edinburgh University and the Kings Building Campus. Regular bus services run to the city centre and the surrounding area, and there are good road links to the city bypass and the motorway network.





Approx. Gross Internal Floor Area 167.67 Sq M / 1805 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

