



MORTON FRASER

SOLICITORS



THE GRANGE
9 Tantallon Place EH9 1NY

www.morton-fraser.com/property



THE GRANGE

9 Tantallon Place EH9 1NY

VIEWING

Sunday 2 – 4 or by
appointment telephone
0131 247 1010

PRICE

Offers Around £700,000



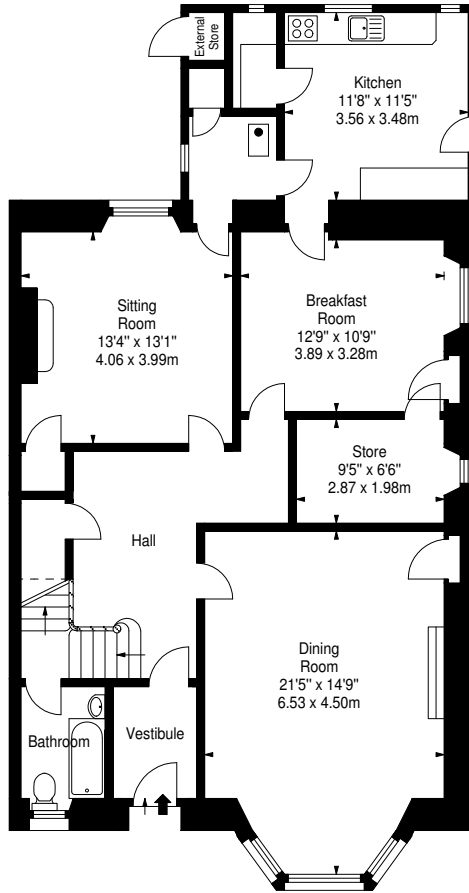
Traditional stone built semi detached Victorian villa in the heart of the Grange, with a lovely open aspect along Hatton Place. The accommodation and fabric of the building now requires a complete overhaul and refurbishment but offer an excellent opportunity to create a lovely substantial family home. The house retains a wealth of period features such as cornices, fireplaces, ceiling roses, original timber panelled window surrounds and working shutters. The accommodation is accessed via a timber and glass front door with glazed light over into an entrance vestibule with tiled flooring and timber and glass door into hallway, with deep under stair storage cupboard and turned staircase to first floor. Spacious dining room with bay window to front, having the original timber panelled surround, ornate ceiling cornice, ceiling frieze with centre rose. Marble fire surround with tiled insert and hearth with gas fire and press cupboard. Family room with window to rear, having the original working shutters with outlook over the garden. Fire surround with tiled insert and hearth with gas fire. Fitted wall shelving and storage cupboard. Door leads through to a utility area, with water tank and central heating boiler with overhead drying pulley and door through to kitchen. Kitchen has a window overlooking the garden. Fitted with top and base units. Stainless steel sink unit. Tiled flooring. Deep shelved storage cupboard. Doors through to family room with window to side. Shelved press cupboard and door to a further room with window to side. Located off the staircase is the family bathroom with WC, wash-hand basin and bath. Staircase to first floor with cupola over with decorative frieze. Deep storage cupboard with water tank. Doors leading through upper hallway to a super spacious sitting room with lovely bay window to front, having the original window surrounds, ornate ceiling cornice and marble fire surround with cast iron inset basket and parquet wood flooring. This room has a lovely open outlook along Hatton Place. Good sized single bedroom with window to front and double bedroom with window to rear. There is a further spacious double bedroom with double windows to rear with lovely outlook over the garden with marble fire surround and press cupboard. Gardens to front and rear. Run in with parking for two cars. Gas central heating.

LOCATION

The Grange area of Edinburgh is highly sought after and is situated to the south of the city centre. It offers high quality residential property in an excellent environment. It is within convenient travelling distance to the shopping centres at Cameron Toll, Marchmont and Morningside, with local shopping at Newington just around the corner. It is within easy reach of the University with Holyrood Park being easily accessible. The area is well served by good schools in both the public and private sector.

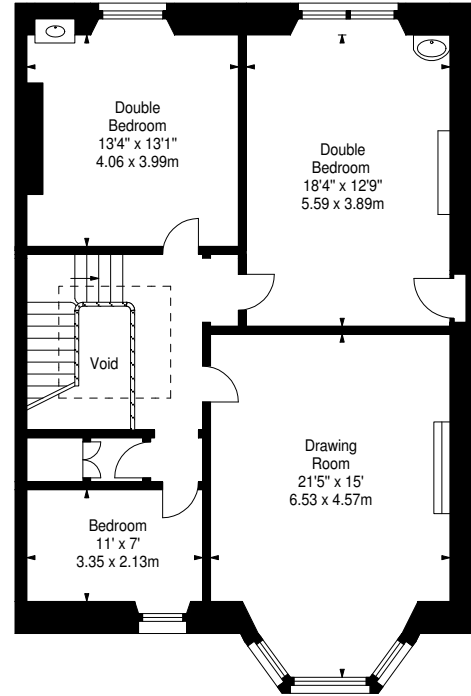
INFORMATION NOTE

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.



Ground Floor

Tantallon Place, EH9 1NY
Approx. Gross Internal Area
2236 Sq Ft - 207.72 Sq M
(Including External Store)



First Floor

For identification only. Not to scale.
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MORTON FRASER LLP

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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

