



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**21A MORNINGSIDE PARK**

Morningside, Edinburgh, EH10 5HD



Arranged over the first and second floors of an impressive traditional building in Morningside, this main-door double upper villa enjoys a perfect blend of modern interiors, fixtures and fittings, and beautiful period features throughout. The three-bedroom city home, with possible fourth bedroom, offers flexible living spaces and is sure to appeal to a wealth of buyers. Morningside's amenities are easily accessible, including an eclectic array of local shops, cafés, coffee shops, and restaurants and the Dominion Cinema. Excellent transport links provide convenient access to both local schooling and the city centre. Scenic open spaces such as the Hermitage of Braid and Blackford Hill Local Nature Reserve are situated within minutes.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

## FEATURES

- Traditional main-door double upper villa in Morningside
- Well-presented traditional city home, modern interiors and period features throughout
- Ground-floor entrance and first-floor hall
- Versatile family room with fireplace
- Large living room with bay window and fireplace
- Attractive, modern dining kitchen
- Three well-proportioned double bedrooms with family/dining room providing an optional fourth bedroom.
- Tastefully presented family bathroom with freestanding roll-top bathtub
- Separate four-piece shower room
- Controlled on-street parking (Zone S2)







"THIS THREE-BEDROOM,  
TWO-BATHROOM  
TRADITIONAL HOME IS  
PRESENTED WITH MODERN  
INTERIORS AND LOVELY  
PERIOD FEATURES."





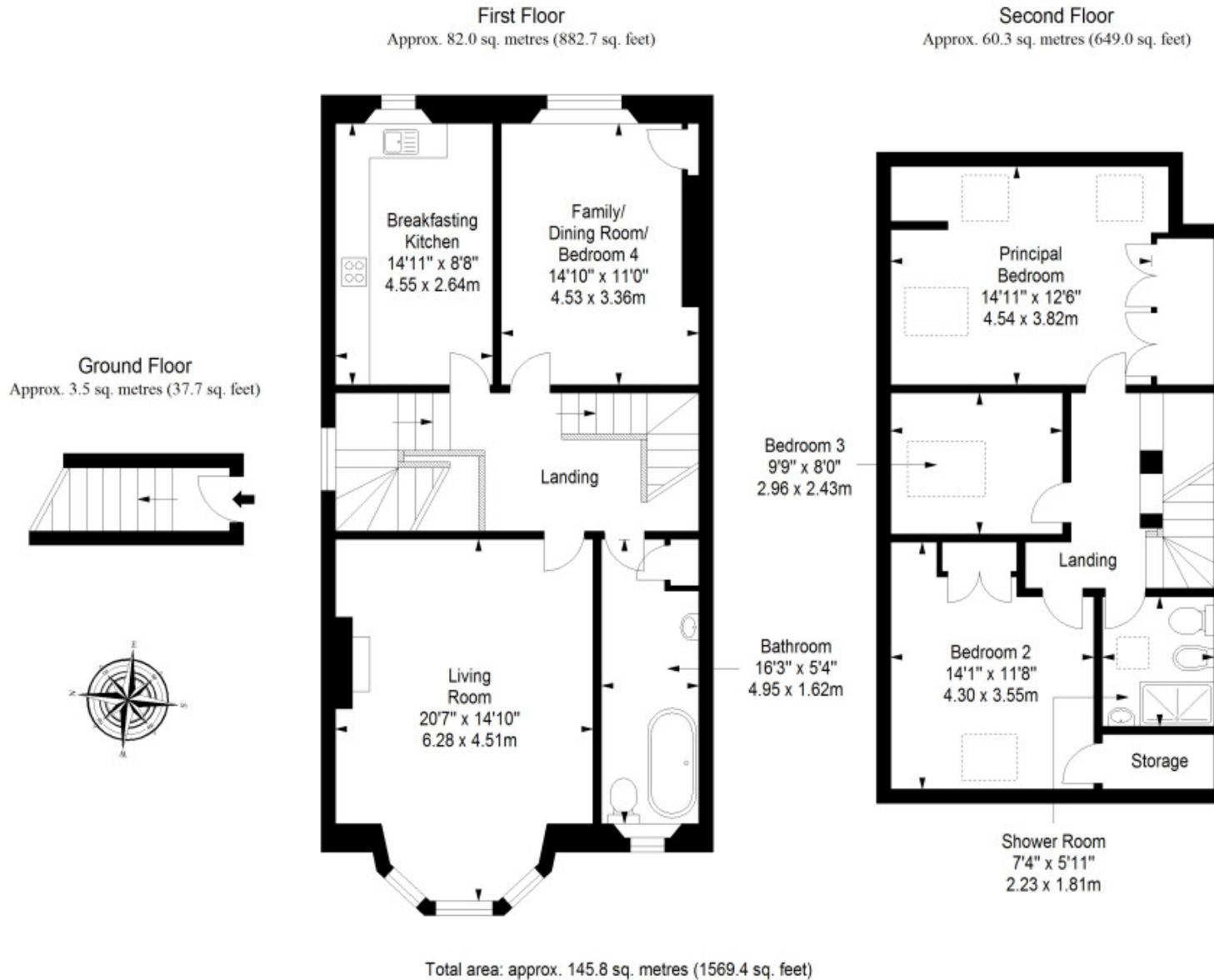
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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## DUNDEE

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## BORDERS

01890 880 008



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