



## 22/9 JORDAN LANE

Morningside, Edinburgh, EH10 4QZ



1

Public Room



1

Bedroom



1

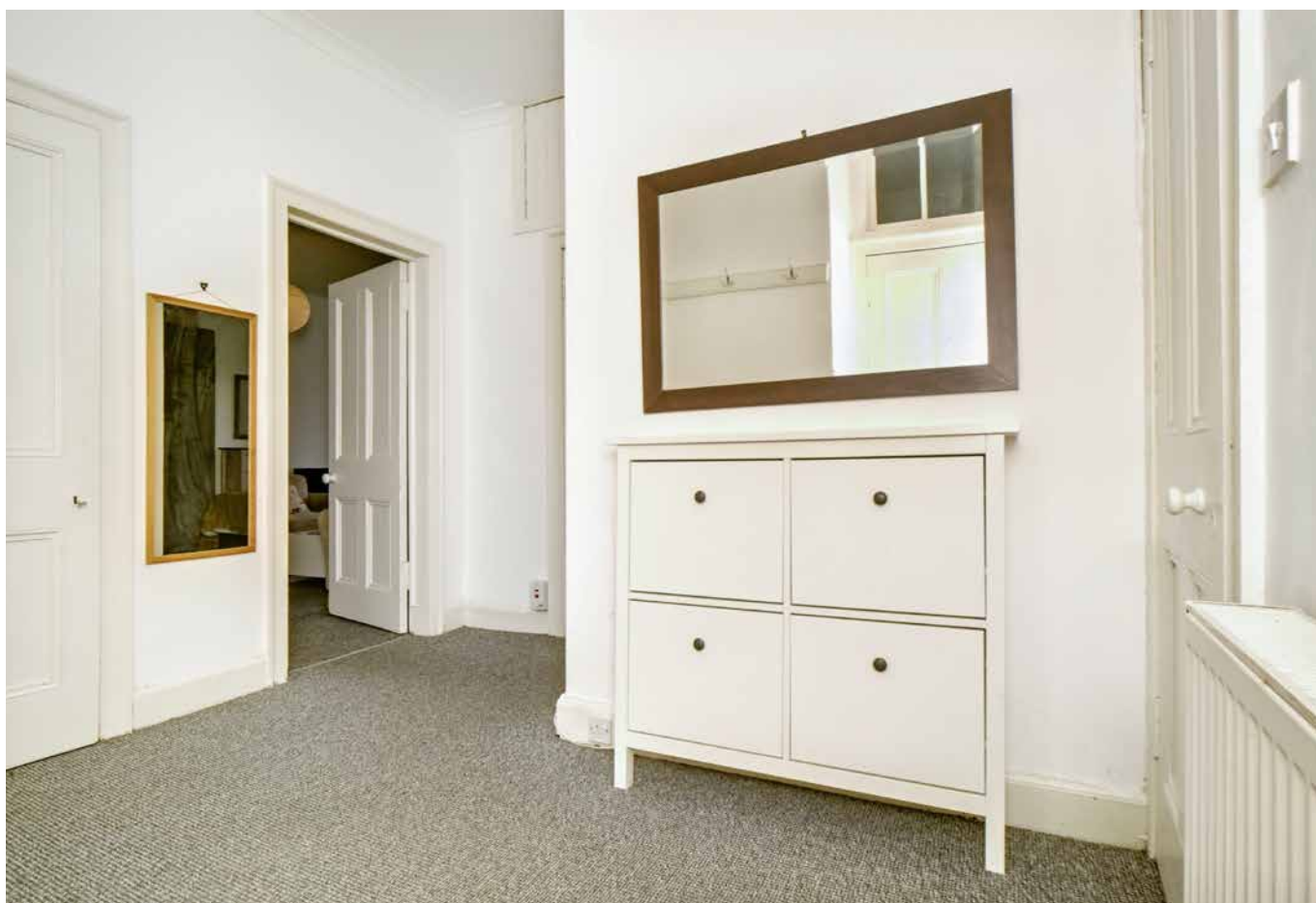
Bathroom



## 22/9 JORDAN LANE

Welcome to a traditional one-bedroom second-floor flat which enjoys neutral interiors throughout to provide buyers with an appealing blank canvas. This charming home features an open-plan reception area with a fitted kitchen that has a popular design. It also has an open box room/study for working from home. Furthermore, the double bedroom is light and spacious, coming equipped with a generous fitted wardrobe. A bright bathroom finishes the accommodation. Altogether, this property is an ideal home for city professionals, couples, and first-time purchasers.

Nestled at the end of a leafy green cul-de-sac, the home further boasts a desirable setting in one of Edinburgh's most sought-after postcodes. It is close to excellent amenities and a wonderful selection of cafes, bistros, and independent stores. Idyllic green spaces are within easy reach too, including the Hermitage of Braid and Blackford Hill Local Nature Reserve. Just a brief stroll from the flat, there are regular bus links providing a swift commute into the city centre.







EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Second-floor flat with neutral interiors
- Part of a handsome traditional building
- In the Morningside conservation area
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Fitted kitchen with a pantry cupboard
- Box room/study for creative use
- Double bedroom with fitted wardrobes
- 3pc bathroom with overhead shower
- Large shared garden and drying green
- Controlled permit parking (Zone S2)











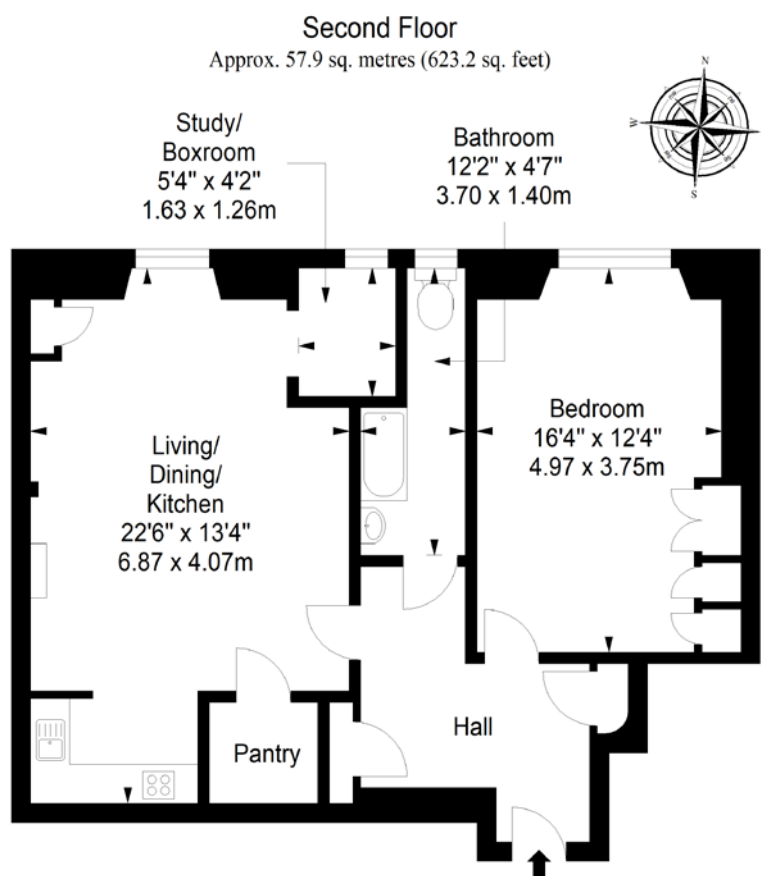


Extras: integrated appliances (oven, gas hob, and extractor hood) and a freestanding dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# MORNINGSIDE

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



Total area: approx. 57.9 sq. metres (623.2 sq. feet)



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