



35 1F2 Morningside Road
Morningside, Edinburgh, EH10 4DR

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with 2 good sized storage cupboards.
- Bay windowed living room with ornate corning & original feature fireplace.
- Master bedroom with original feature fireplace.
- Further double bedroom.
- Kitchen/diner with original feature fireplace, utility cupboard & large pantry off.
- Bathroom with three-piece suite and shower over bath.
- Gas central heating.
- Many original features.
- Communal garden area to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

Located in the prestigious and much sought-after Morningside district of the city, this spacious first floor flat forms part of a traditional tenement building located close to a host of excellent local amenities. The property retains many period features including original fireplaces and ornate corning. An ideal purchase for a professional person/couple or perhaps for letting purposes.

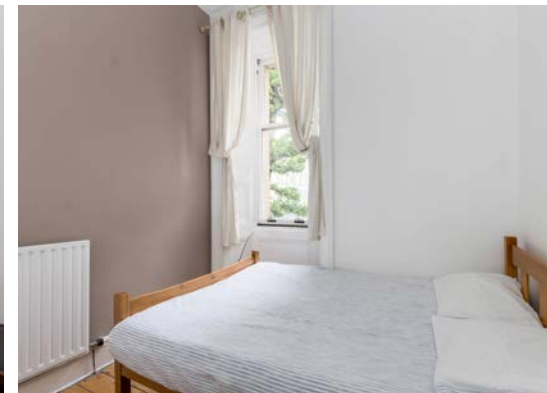
COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 10.2 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

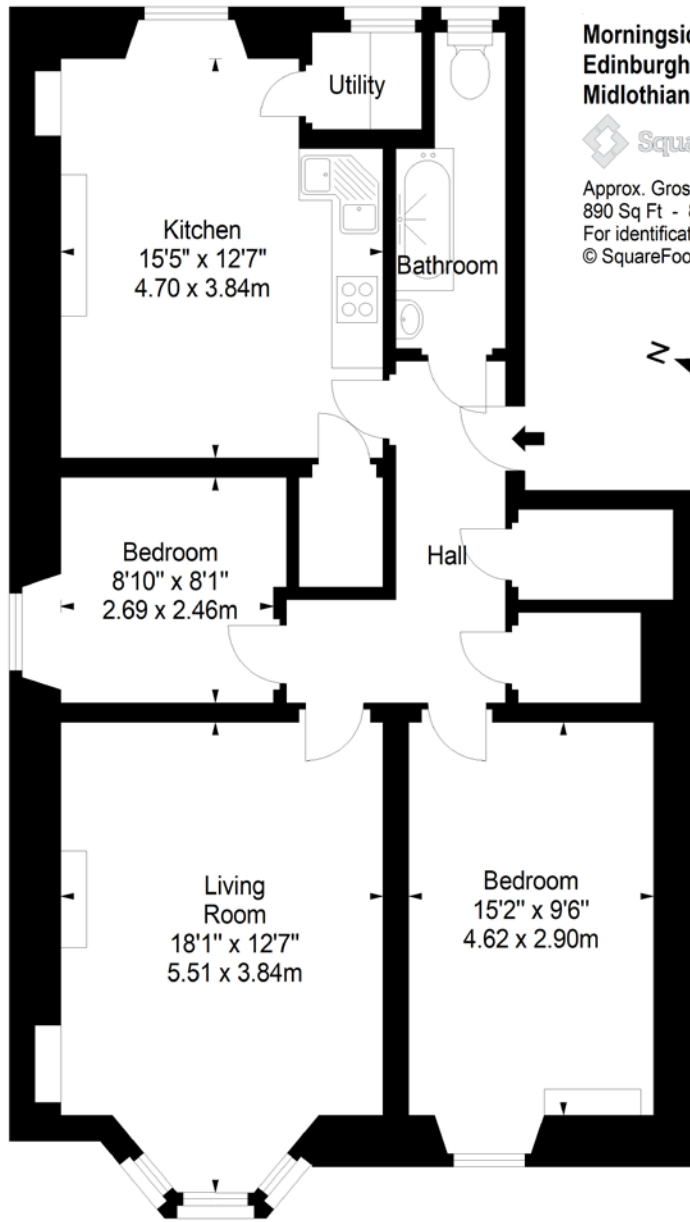
LOCATION

Morningside is a highly regarded and much sought-after residential area of the city, situated just under 2 miles south of Princes Street. An area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class including a large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also the Dominion cinema and Church Hill theatre close by. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools close at hand. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

EXTRAS:

FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE HOB, OVEN, COOKER HOOD, FRIDGE FREEZER AND WASHER/DRYER. THE DINING TABLE AND CHAIRS WILL BE INCLUDED IN THE SALE PRICE. FURNITURE MAY BE AVAILABLE VIA SEPARATE NEGOTIATION.



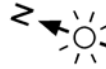


First Floor

Morningside Road,
Edinburgh,
Midlothian, EH10 4DR



Approx. Gross Internal Area
890 Sq Ft - 82.68 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.