



**8 Morningside Court**  
Morningside, Edinburgh, EH10 5NY

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with walk-in storage cupboard & utility cupboard.
- Fabulous open-plan living room/dining room/modern kitchen with appliances.
- Dual aspect with views towards Arthur's Seat.
- Good-sized double bedroom with built-in storage.
- Further double bedroom with built-in storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Hive heating system.
- Double glazing.
- Wood-burning stove.
- Well-maintained communal gardens.
- Residents parking.
- Private garage.



## GENERAL DESCRIPTION

An immaculately presented top floor flat (second floor), situated in an established development in the highly desirable Morningside area of the City, perfectly positioned for access to a wide range of local amenities on Morningside Road and a short journey to the south of the City Centre. The property would make an ideal purchase for the first-time buyer/young couple or perhaps for letting purposes.

## FACTORING NOTE

The development is maintained by Trinity Factors at an approximate charge of £95 per calendar month. This covers the maintenance of all the communal areas and also the block's building insurance.

**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 8.2 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Morningside is located to the south of the city centre which is accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Local schooling includes Morningside Primary and the highly regarded Boroughmuir High School along with George Watsons College. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid Hills and a short 10 minute drive up the Pentland Hills Regional Park.

**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN & COOKER HOOD. THE FREE-STANDING DISHWASHER, FRIDGE/FREEZER AND THE AUTOMATIC WASHING MACHINE & TUMBLE DRYER WITHIN UTILITY CUPBOARD WILL ALL BE AVAILABLE FOR NEGOTIATION.**



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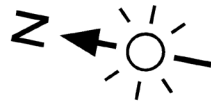
Approx. Gross Internal Area  
627 Sq Ft - 58.25 Sq M

Garage

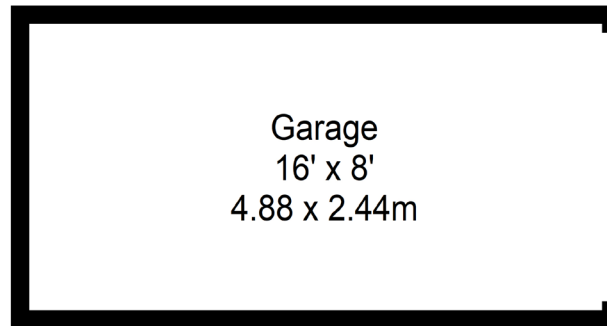
Approx. Gross Internal Area  
128 Sq Ft - 11.89 Sq M

For identification only. Not to scale.

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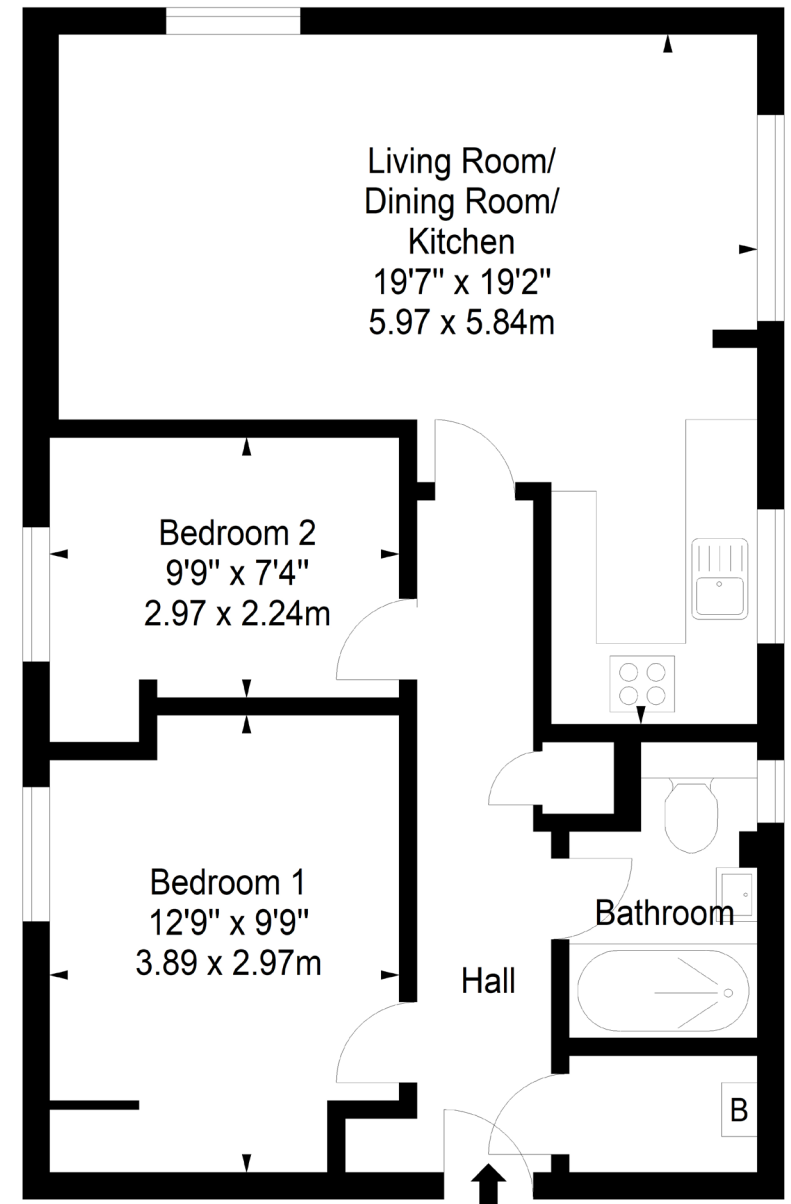


ENERGY PERFORMANCE  
CERTIFICATE RATING D



Ground Floor

Garage  
16' x 8'  
4.88 x 2.44m



Second Floor

Living Room/  
Dining Room/  
Kitchen  
19'7" x 19'2"  
5.97 x 5.84m

Bedroom 2  
9'9" x 7'4"  
2.97 x 2.24m

Bedroom 1  
12'9" x 9'9"  
3.89 x 2.97m

Bathroom

Hall

B