



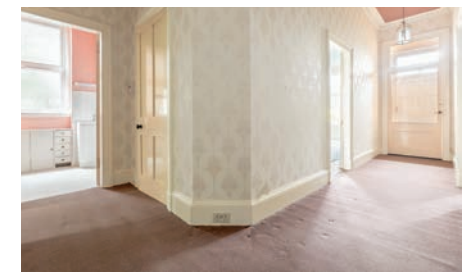
40 Morningside Drive
Morningside, Edinburgh, EH10 5LZ

CALL US ON 0131 447 4747

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Viewing arrangements: by appointment.
Please telephone Solicitors on 0131 447 4747

- Entrance vestibule with original tiled flooring.
- Spacious reception hall with storage.
- Bay-windowed living room with feature fire.
- Generously proportioned dining room with large storage cupboard.
- Galley-style kitchen with appliances.
- Access to rear garden.
- Master bedroom with walk-in storage cupboard.
- Two further double bedrooms.
- Modern fitted shower room.
- Gas central heating.
- Double glazing.
- Many original features.
- Private garden to front.
- Extensive south-facing garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A fabulous lower villa, situated in the prestigious Morningside district of the City, within walking distance of an excellent range of local amenities and a short journey to Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser and would be suitable for a wide range of buyers. The generous accommodation comprises:

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 11.1 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES



LOCATION

Morningside Drive is a wide, leafy attractive street in the ever-popular South Edinburgh district of Morningside. Long established as one of Edinburgh's most desirable neighbourhoods, the area is popular with families thanks to excellent schools offering education from nursery to secondary level in both the public and private sectors, with this property falling within the catchment areas for both South Morningside Primary School and Boroughmuir High School. A superb choice of parks and green spaces are available in the area, offering the perfect retreat from busy city life, whilst a wide range of highly regarded independent shops and stores provide for day-to-day needs along with Waitrose & M&S supermarkets. A wealth of recreational and entertainment facilities are available locally including the charming Dominion Cinema and the Churchill Theatre along with highly regarded cafes, bars and restaurants. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass is within easy reach to the south.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE, AUTOMATIC WASHING MACHINE AND MICROWAVE OVEN, THE FREEZER IN THE LARDER STORAGE CUPBOARD ALONG WITH THE GARDEN SHED, SUMMER HOUSE AND GARDEN FURNITURE WILL ALSO BE INCLUDED. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.





**ENERGY PERFORMANCE
CERTIFICATE RATING C**

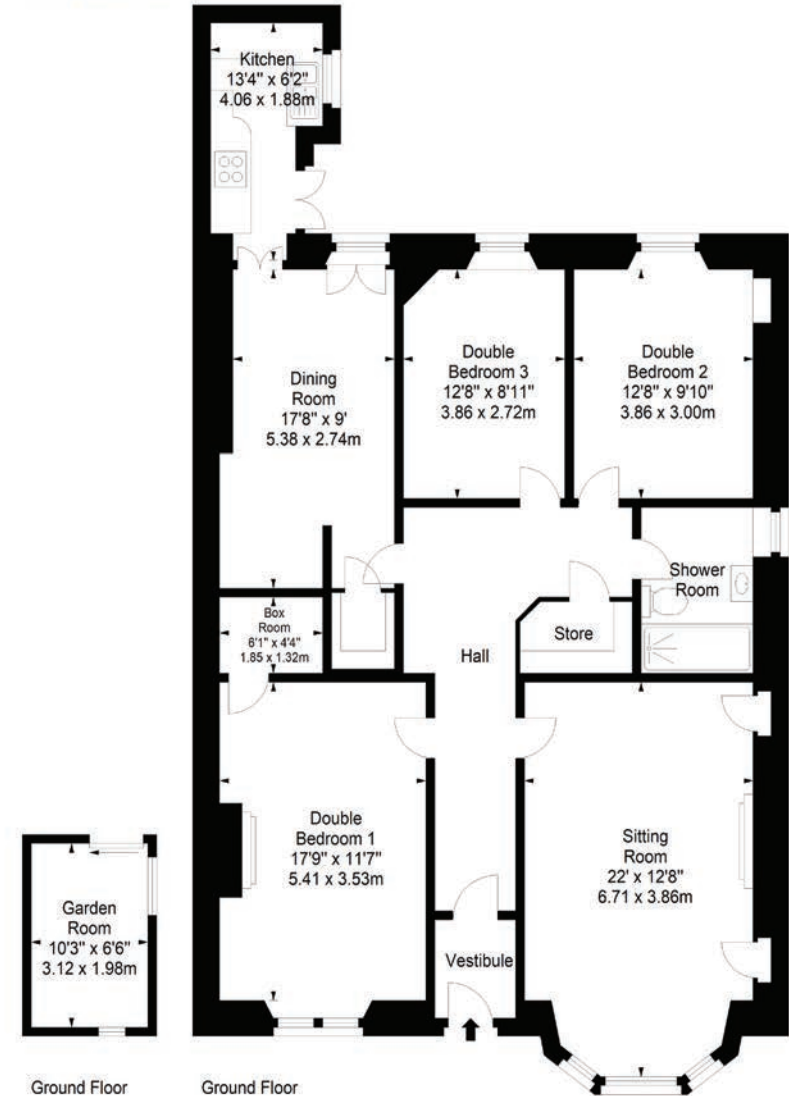
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Approx. Gross Internal Area
1348 Sq Ft - 125.23 Sq M

Garden Room
Approx. Gross Internal Area
67 Sq Ft - 6.22 Sq M

For identification only. Not to scale.
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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.