



Castle View Cottage

32 Midmar Drive, Morningside, Edinburgh EH10 6BU

CALL US ON 0131 447 4747



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Morningside, Edinburgh
EH10 6BU

GILLESPIE MACANDREW



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

- Gated entrance.
- Reception area with storage.
- Cloakroom/WC.
- Open access to a spacious and light-filled living room with wood burning stove.
- Double doors leading to decking, garden and woodstore.
- Views to Blackford Hill & Salisbury Crag.
- Open access to dining room with bi-folding doors & access to elevated decking area with built in seating.
- Views to Edinburgh Castle, Edinburgh city skyline & Salisbury Crag.
- Utility room housing washing machine and boiler.
- Breakfasting kitchen with Aga range cooker, further appliances & access to garden and gated storage for refuse and recycling.
- Carpeted staircase leading to upper landing with skylight view of Edinburgh Castle.
- Eaves storage space on mezzanine level.
- Good sized double bedroom with fitted wardrobes with views to Blackford Hill & Salisbury Crag.
- Second bedroom with cupboard storage.
- Further room off of second bedroom that could be used as a study, nursery or walk-in wardrobe.
- Contemporary fitted bathroom with shower.
- Gas central heating controlled by smart Nest thermostat.
- Double glazing.
- Alarm.
- Enclosed garden areas to front, side & rear including decking areas, with extensive mature beech hedging, fruit bushes and apple tree.
- Further rear garden accessible via gate leading to garden shed.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

Nestled in the prestigious Morningside district, this stunning detached bungalow offers a rare and unique living experience, perfectly positioned for easy access to a wealth of local amenities and just a short journey from Edinburgh's vibrant city centre. The property enjoys breathtaking panoramic views, encompassing the adjacent Hermitage of Braid and Blackford Hill Nature Reserve, the iconic Edinburgh Castle, the city's skyline, as well as Arthur's Seat and Salisbury Crag. Immaculately presented and surrounded by a well-maintained garden bordered by mature beech hedging, this charming home provides a serene retreat while remaining ideally suited for a variety of buyers seeking a balance of access to walks, nature and city convenience.

Entering through a gated entrance, the property opens into a welcoming reception area with built-in storage. Adjacent is a convenient cloakroom/WC. The light-filled and airy living room, featuring a wood-burning stove, flows seamlessly into the outdoors through double doors that lead to a decking area, garden, and woodstore. From here, enjoy picturesque views of Blackford Hill and Salisbury Crag.

The open-plan design continues into a dining room with bi-folding doors that open to an elevated deck with built-in seating, offering stunning views of Edinburgh Castle, the city skyline, and Salisbury Crag. A utility room provides space for the washing machine and houses the boiler.

The breakfasting kitchen, equipped with an Aga range cooker and additional appliances, has direct access to the garden and a gated area for refuse and recycling storage. A carpeted staircase leads to the upper landing, where a skylight offers a charming view of Edinburgh Castle.



The mezzanine level includes eaves storage, while the main sleeping quarters offer a generously sized double bedroom with fitted wardrobes and scenic views of Blackford Hill and Salisbury Crag. A second bedroom features cupboard storage, with an adjoining room that can serve as an office, study, nursery, or walk-in wardrobe. The contemporary bathroom is fitted with a bath and modern shower.

Additional features include gas central heating controlled by a smart Nest thermostat, double glazing, and a home alarm system. The enclosed garden areas at the front, side, and rear boast mature beech hedging, fruit bushes, an apple tree, and multiple decking areas. The rear garden, accessible through a gate, leads to a garden shed. Unrestricted on-street parking is available.





LOCATION

Morningside is one of Edinburgh's most sought after residential areas, situated to the south of the city centre. A wide range of excellent amenities is available locally, including both a Waitrose and Marks & Spencer Simply Food, as well as a great selection of restaurants, bistros, bars and deli cafes, and numerous boutique shops. The property is within the catchment area of the new Canaan Lane Primary School for P-1 to P-3, South Morningside Primary School for P-4 to P-7 and Boroughmuir High School. Other pre-school, primary and secondary schooling options are available nearby, including George Watson's College, George Heriot's School and Merchiston Castle School. There are excellent leisure facilities close by with the Galleon Swimming and Fitness Centre and the Hermitage of Braid and Blackford hills providing delightful walks, as well as numerous public and private golf courses and the Braid Tennis Club. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre is easily accessible, with numerous bus connections available, and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's International Airport.

EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE AGA RANGE COOKER, FREESTANDING DISHWASHER, FRIDGE/FREEZER AND THE AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM.



COUNCIL TAX BAND: F.

TRAIN STATION: APPROXIMATELY 2.7 MILES TO HAYMARKET TRAIN STATION.

AIRPORT: APPROXIMATELY 11.4 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 300 METRES.

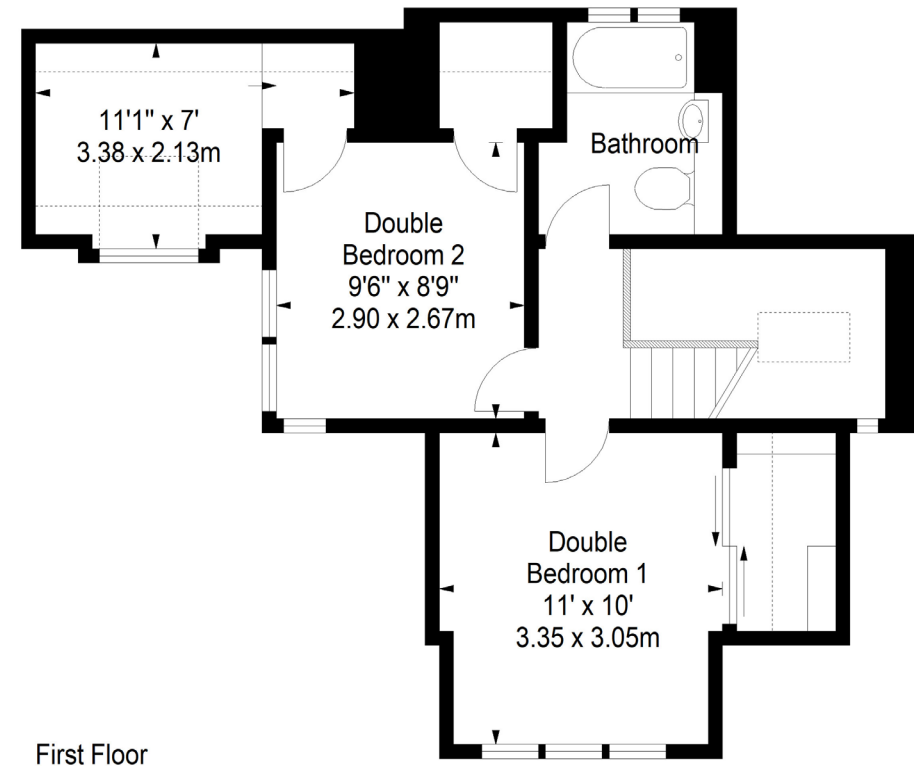
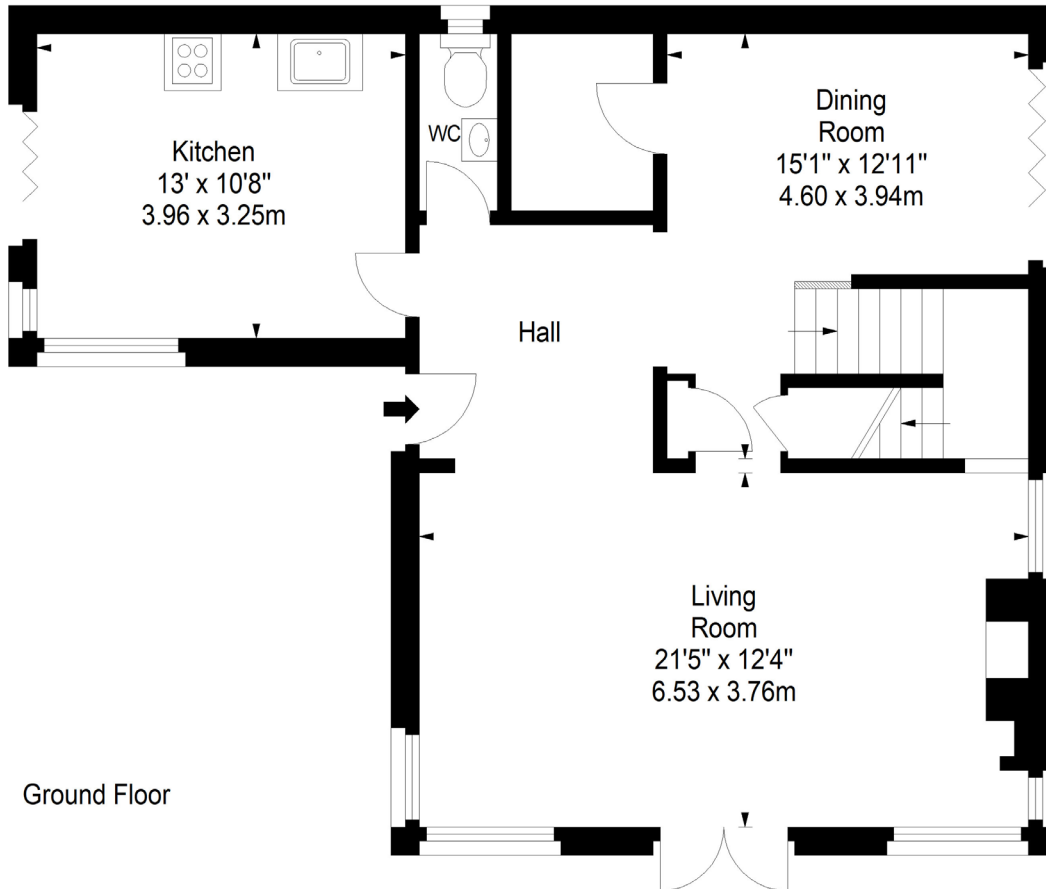
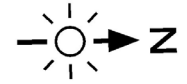
Midmar Drive, EH10 6BU



Approx. Gross Internal Area
1198 Sq Ft - 111.29 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



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