



157/6 Morningside Road,  
Morningside, Edinburgh, EH10 4AX

CALL US ON 0131 447 4747



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- Shared secure entry.
- Reception hall with storage.
- Attractive bay windowed living room with a space for table and chairs.
- Superb views towards Pentlands Hills & down Morningside Road.
- Fitted kitchen with appliances.
- Two generously proportioned double bedrooms - one with fitted storage.
- Third double bedroom with walk in dressing room off.
- Views to rear to Blackford Hill.
- Contemporary fitted bathroom with shower.
- Recently renovated separate shower room.
- Gas central heating.
- Double glazing.
- Many original features.
- Communal gardens to rear.
- Permit & metered parking within surrounding streets.
- HMO license (expires November 2025)



## GENERAL DESCRIPTION

A spacious top (third) floor flat within a traditional tenement building in the highly desirable Morningside district of the city, perfectly positioned for access to an excellent range of local amenities and a short journey south of Edinburgh City Centre. The property may be suitable for a range of buyers including a professional person or couple, young family, or perhaps letting purposes.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

D.  
APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 8.5 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

The property is set in the desirable residential district of Morningside, lying a short journey to the south 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 Churchill 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 is 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 including Canaan Lane & Bruntsfield Primary and Boroughmuir High School, 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:

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AND WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.

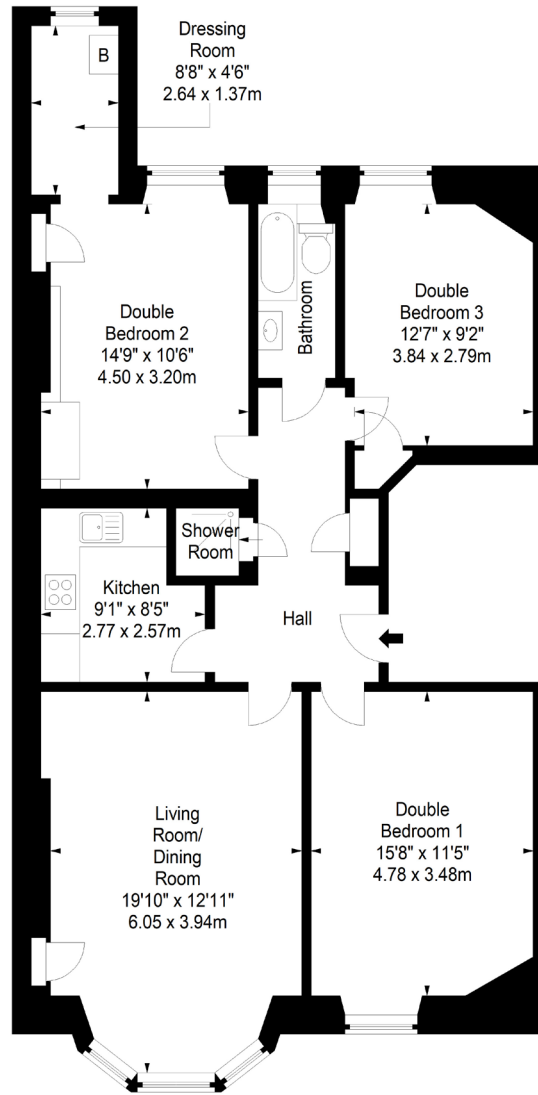




Morningside Road,  
Edinburgh, EH10 4AX



Approx. Gross Internal Area  
1034 Sq Ft - 96.06 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.