



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**Flat 2, 221 Morningside Road  
Morningside, EH10 4QT**



## FIRST FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Two Boxrooms
- Bathroom
- Communal Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



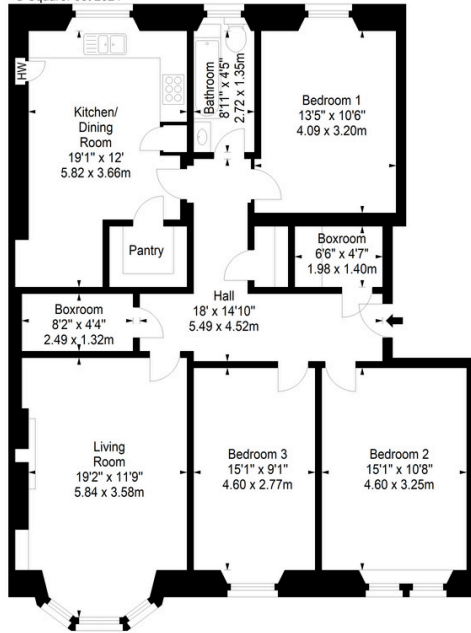
Forming part of a traditional tenement, this spacious first floor flat, is located in the desirable area of Morningside to the south of Edinburgh. This prime location offers excellent amenities and schooling, and for those who enjoy the outdoors Blackford Hill and the Meadows are close by. There are regular bus routes to and from the city centre and surrounding areas as well as road connections to the Bypass and Motorway networks. Boasting traditional features such as intricate cornicing and high ceilings, the accommodation comprises; entrance hallway, bright living room with large bay windows and recessed shelving, spacious kitchen/dining room with pantry off, bathroom, three great-sized bedrooms and two box bedrooms, one currently used as office space and the other used as a large store. The property benefits from gas central heating and partial double glazing, communal garden to the rear and on-street permit parking. Items included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. The appliances included are sold as seen with no warranty provided.



Morningside Road,  
Edinburgh,  
Midlothian, EH10 4QT



Approx. Gross Internal Area  
118 Sq M - 1,270 Sq Ft  
GIA supplied by Vendor  
For identification only. Not to scale.  
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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