



Deans Properties

Deans Solicitors and Estate Agents LLP



**21 Morningside Park
Morningside, EH10 5HD**



MAIN DOOR GROUND & GARDEN FLAT

- Living Room
- Kitchen/Dining Room
- Four Double Bedrooms
- Two Shower Rooms
- Sunroom
- Private Front and Rear Gardens
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



This well-presented main door ground and garden flat forms part of an impressive Victorian property in a highly sought-after location in Morningside, close to a variety of popular shops, cafes, bars and restaurants and lovely outdoor space at Bruntsfield Links, the Meadows and the Hermitage of Braid and Blackford Hill Local Nature Reserve. The property tastefully couples modern interior design with attractive period features and comprises; welcoming entrance hallway, bright, spacious, bay-windowed living room, modern kitchen with space for dining table and chairs, four good-sized double bedrooms(one can be used flexibly as a home office), two stylish shower rooms and a south-facing sunroom. Externally there is a south-facing and neatly landscaped garden with pond and large tool shed offering convenient storage space. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, dishwasher and bike/bin store. All appliances included above are sold as seen with no warranty provided.

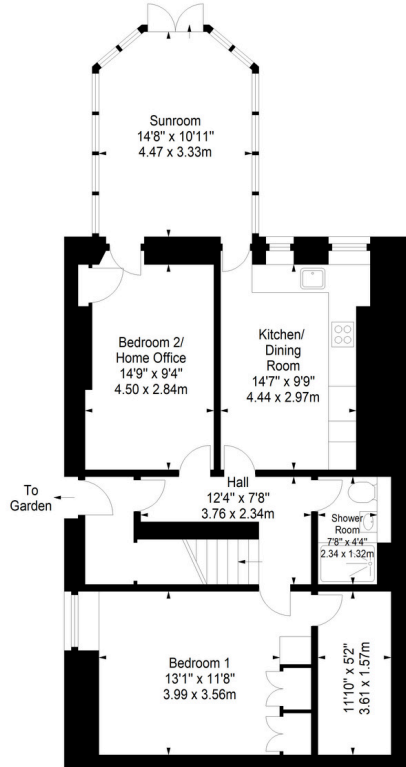




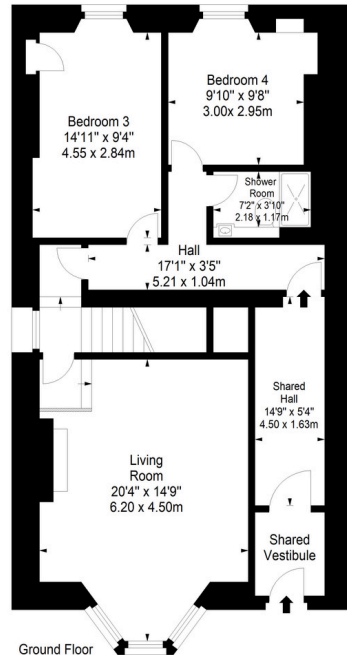
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Approx. Gross Internal Area
1633 Sq Ft - 151.71 Sq M
For identification only. Not to scale.
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Lower Ground Floor



Ground 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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