



35B Cluny Gardens, Edinburgh, EH10 6BL

*Elegant and generously proportioned three-bedroom first floor flat with garden and driveway*

URQUHARTS  
EDINBURGH





## DESCRIPTION

35B Cluny Gardens is an elegant and generously proportioned three-bedroom first floor flat, forming part of a traditional Victorian building, with garden and driveway. Situated in the desirable Morningside area, the location is superb with excellent local amenities and transport links within walking distance. This charming period property has been tastefully upgraded throughout whilst retaining many original features.

Shared entrance vestibule; welcoming hallway with brick wall feature, Kährs engineered oak floorings throughout and floor lighting; impressive south-facing sitting room / dining room with wood-burning stove and bay window overlooking the front towards Blackford Hill; modern fitted kitchen / breakfast room with wall and base units, integrated appliances and electric underfloor heating; two good sized double bedrooms, one with en-suite shower room; bedroom three, currently used as a home office/study; and second shower room.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen / Breakfast room. Two double bedrooms (one en-suite). Bedroom 3 / Study. Shower room.

Gas central heating. Double glazing. Well-maintained communal rear garden. External store. Shared driveway with one allocated parking space and a visitor's space.

## LOCATION

Cluny Gardens is situated in one of Edinburgh's prime residential districts, Morningside, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Craiglockhart Hill, Bruntsfield Links and The Meadows; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of







East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside / Bruntsfield Primary and Boroughmuir High School, with private schooling at nearby George Watson's College and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**  
Tenure Freehold

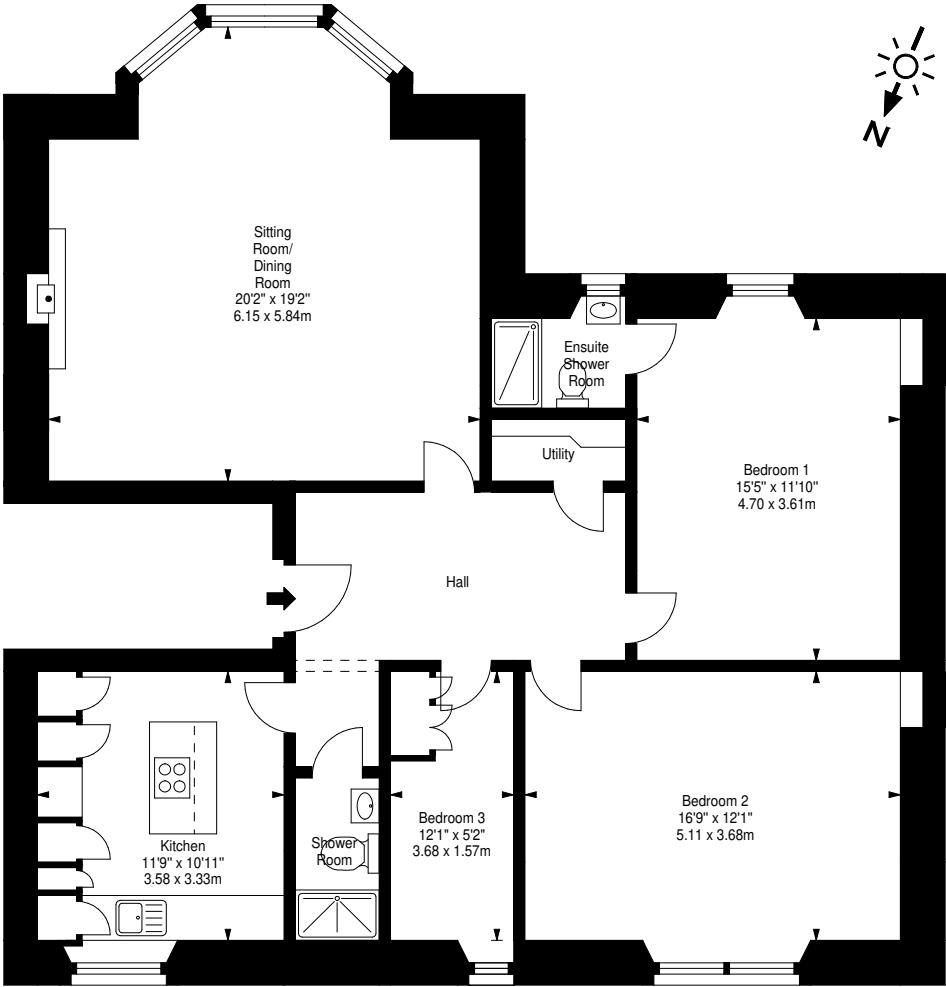




35B Cluny Gardens,  
Edinburgh,  
Midlothian, EH10 6BL



Approx. Gross Internal Area  
1193 Sq Ft - 110.83 Sq M  
Outside Store  
Approx. Gross Internal Area  
54 Sq Ft - 5.02 Sq M  
For identification only. Not to scale.  
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Ground Floor

Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).