



4 Midmar Gardens
Morningside, Edinburgh, EH10 6DZ

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SIMPSON & MARWICK

simpsonmarwick.com

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Rarely available, extensive semi-detached home with 5 bedrooms, private gardens and gated driveway in a highly sought-after location

- Elegant bay-windowed sitting room
- Garden/family room with French doors
- Spacious dining room
- Modern kitchen/breakfast room with Aga
- Bright bay-windowed bedroom 1
- 4 further double bedrooms
- Shower room, bathroom, utility & WC
- Beautiful front, side & rear garden
- Garage & large gated driveway
- Gas central heating



DESCRIPTION

Beautifully presented semi-detached period home with 5 bedrooms and stunning private gardens situated in the highly regarded Morningside area, close to excellent public and private schooling.

This exceptionally bright and spacious property offers generously-proportioned and versatile accommodation over two levels, beautifully complemented by fine period features. The accommodation includes an entrance vestibule, a stunning central reception hall, an elegant bay-windowed sitting room with fine decorative cornicing, a versatile dining room, a garden/family room with French doors to the rear garden, a kitchen/breakfast room with access to bedroom 5, a utility with a WC compartment and a modern ground floor shower room. The beautiful staircase leads to 4 large double bedrooms with the bay-windowed bedroom 1 enjoying a superb view to Blackford Hill. There is a family bathroom, a large store cupboard and additional storage provided with an extensive insulated floored attic with excellent potential to develop, in accordance with council planning. In addition, all rear windows are double glazing excluding one and the single glazed windows have had Ventrolla draught proofing installed. The delightful, west-facing, walled rear garden with mature trees and shrubs has been beautifully maintained, there is a side garden with vegetable and fruit beds, a further mature garden to the front along with a detached garage and a large monobloc driveway with gated access. Simpson & Marwick anticipate this property will be a popular choice for many, so early viewing is highly recommended.

LOCATION

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, restaurants and boutique shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University and Napier University. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre are within easy reach and recreational spaces in the area include the Meadows with excellent tennis courts, Bruntsfield Links which has a pitch and putt green and the open spaces of Blackford Hill, Hermitage of Braid and Pentland Hills Regional Park are close by. Edinburgh city centre is within easy reach with a good range of bus services, whilst the City Bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Excellent local schooling is close by along with easy access to the city's private schools, including George Watson's College, just a short drive away.

FIXTURES AND FITTINGS

All fitted floorcoverings, blinds, drawing room curtains, hall mirror & window curtains, kitchen fridge, washing machine, integrated appliances - gas hob, Neff oven, combi oven, extractor hood, greenhouse, coal bunker and garden table are included in the sale price.

Please note, dining room rise & fall light, bedroom 1 - central light & free standing wardrobes, wardrobe, shelved drawer unit & desk unit in bedroom 3, wardrobes in bedroom 2, garden shed, composting bin in side garden and white Belfast sink are not included in the sale.

Some items of furniture are available by separate negotiation.





Approx. Gross Internal Area
3124 Sq Ft - 290.22 Sq M
Attic
Approx. Gross Internal Area
976 Sq Ft - 90.67 Sq M
Garage
Approx. Gross Internal Area
187 Sq Ft - 17.37 Sq M
For identification only. Not to scale.



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.