



SIMPSON & MARWICK

## 20 Corrennie Gardens

Morningside, EH10 6DB

[simpsonmarwick.com](http://simpsonmarwick.com)

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**An impressive & substantial stone built semi-detached family home with garden, drive & garage**

- **Exceptional opportunity to remodel an impressive & substantial family home**
- **Prime, peaceful residential location**
- **Circa 3829 sq.ft over three floors**
- **Period features**
- **South facing walled garden**
- **Garage and driveway**
- **Superb choice of schools in public and private sectors**
- **Easy access to city centre, airport and main arterial routes**
- **Excellent shopping within easy reach**
- **Many local recreational amenities and Golf Clubs**

### **Description**

Located in an enviable position within a quiet cul-de-sac on the edge of The Hermitage, 20 Corrennie Gardens is a substantial semi-detached family home of traditional stone construction with a large south facing walled garden, driveway and garage. The versatile and generous accommodation (circa 3829 sq.ft) is laid out across three floors and today offers a discerning buyer a wonderful opportunity to modernise and potentially further extend the existing accommodation, subject to the required local authority warrants & consents. Presently the accommodation includes; reception hall, 3 public rooms, 6 bedrooms, bathroom, kitchen, study, utility room, Butler's pantry, guest cloakroom and ample storage rooms.





## 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, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary and Sick Childrens Hospitals. Recreational spaces in the area include the Meadows which has excellent tennis courts, Bruntsfield Links which has a pitch and putt and the open spaces of Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road.

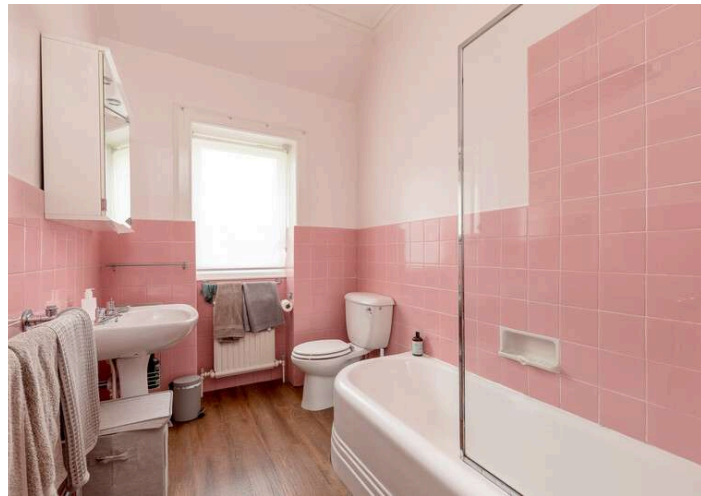
## Fixtures and Fittings

The fitted carpets, light fittings and the kitchen appliances are included in the sale.

## EPC Rating G

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.





Approx. Gross Internal Area  
3829 Sq Ft - 355.71 Sq M  
Garage  
Approx. Gross Internal Area  
303 Sq Ft - 28.15 Sq M  
For identification only. Not to scale.  
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