

4 (flat 1) Steel's Place, Morningside, Edinburgh, EH10 4QS



## 4 (flat 1) Steel's Place | Morningside | Edinburgh | EH10 4QS

### Description

Particularly appealing dual-facing first floor flat forming part of a traditional stone-built tenement, enviably situated on a quiet residential side-street located just off the bustling Morningside Road. Offering well-proportioned and versatile living space, the property could be used as 2 bedrooms and 1 public room or equally as 1 bedroom and 2 public as is the current layout. Enjoying access to an abundance of superb local amenities and excellent links to the city centre and beyond, the property would be ideal for an individual, professional couple. or buy to let investors

- Hallway with storage
- Twin windowed double bedroom/living room
- Well equipped kitchen/dining room with pantry cupboard
- Double bedroom
- Large, multi-purpose box room
- Bathroom consisting of a stylish white three-piece suite having a shower over the bath
- Gas central heating and double glazing
- Secure entry system
- Communal garden to rear
- On street permit parking

### Extras

The blinds, oven, hob, cooker hood, washing machine, dishwasher, fridge and freezer are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

### EPC Rating: C

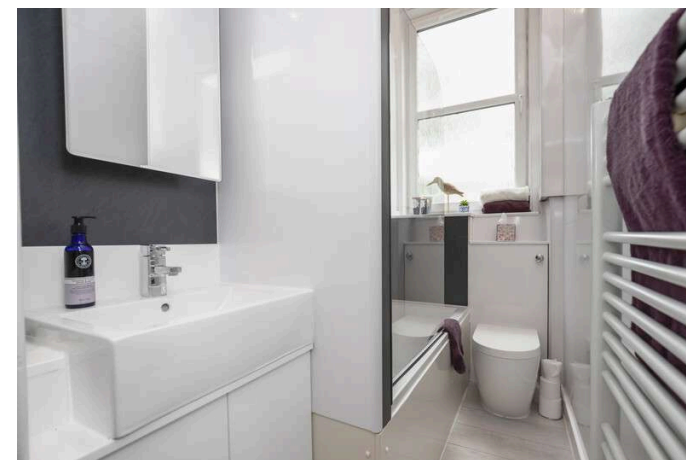
### Price and Viewing

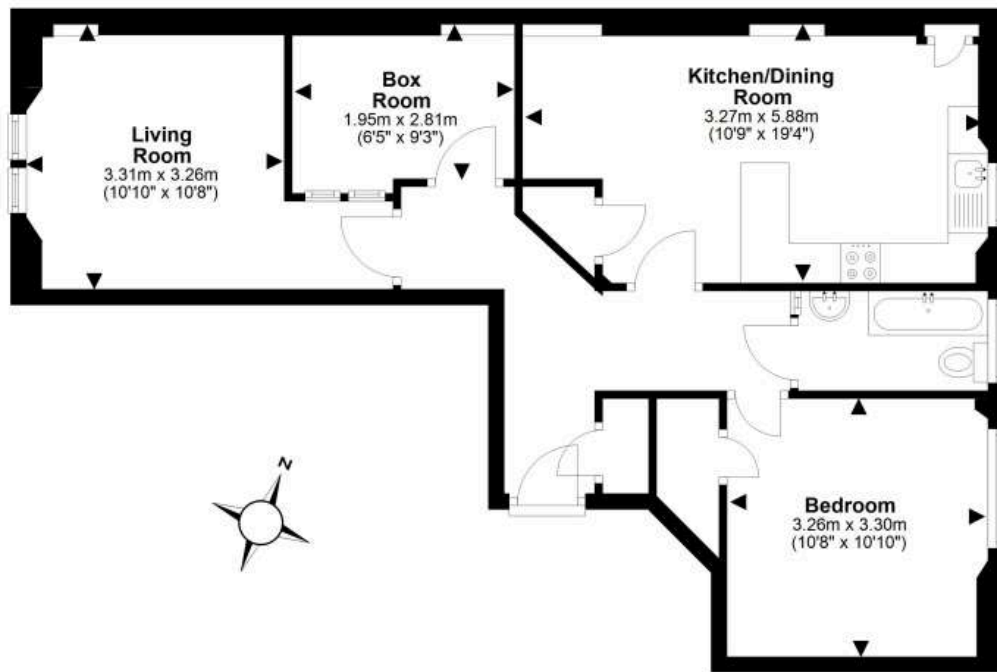
For price and viewing information or further details on this property please contact us on 0131 557 3188.



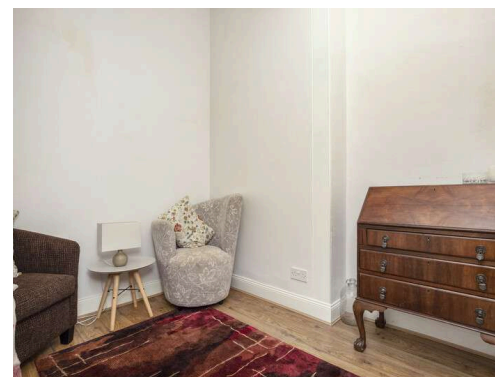
## Location

Long considered one of Edinburgh's most desirable areas, leafy Morningside two miles to the south of the city centre has much to offer. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. This property is in a wonderful, quiet location, yet a stone's throw from first-class amenities. Marks and Spencer's Food Hall, Waitrose, Pizza Express, and Boots Pharmacy, are all a short walk, as is the famous Canny Mans pub, The Hermitage, and Merlin's Bar and Restaurant. An array of independent retailers such as Blackwood Coffee, La' Telve Patisserie and Café and Ian Mellis Cheesemonger await. Recreational opportunities include the historic family-owned Dominion Cinema, as well as The Churchill Theatre. For golfing enthusiasts, both the Braid Hills and Merchants Golf courses are in easy reach. Enjoy peaceful walks at the beautiful green spaces of the Hermitage of Braid, Bruntsfield Links, and Blackford Hill. The Pentland Hills Regional Park are a short drive. Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways. Local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

