









Attractive and spacious third floor flat with lovely open views set in a traditional tenement building in the desirable residential district of Morningside. Lying south of Edinburgh City Centre, the fashionable suburb of Morningside is cherished for its unique "small-town" feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike.

Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round.

Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it's just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools including South Morningside Primary and Boroughmuir High School, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities.

## PROPERTY DETAILS

- Welcoming entrance Hall providing access to all rooms. Built in cupboard. Cornice. Entryphone handset.
- Bright and spacious Lounge with bay window to front with open outlook. Feature fireplace with wooden surround, arched cast iron insert and living flame gas fire. Shelved recess. Decorative cornice and ceiling rose.
- Fully fitted Dining kitchen with matching shaker style wall and base units.
  Integrated gas hob, electric oven, grill and chimney stye hood. Ample work surfaces with stainless steel sink with drainer and tiled splashback.
  Window to rear with window seat and open outlook. Space for good sized dining table and chairs. Shelved recess. Shelved pantry.

- Large Double Bedroom with window to front. Shelved recess. Cornice.
- Second good-sized Double Bedroom with window to rear.
  Cornice.
- Boxroom suitable for a variety of uses.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above and shower curtain, wash hand basin and WC. Mirrored bathroom cabinet. Part wood paneled. Window to rear.

























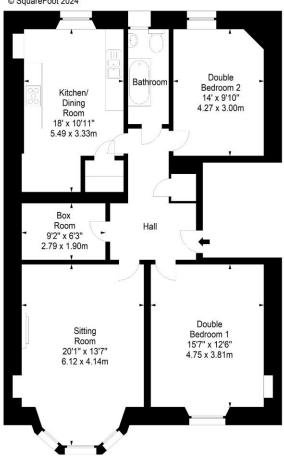


## Morningside Road, EH10 5HY





Approx. Gross Internal Area 1070 Sq Ft - 99.40 Sq M For identification only. Not to scale. © SquareFoot 2024



Third Floor



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\* Please contact us for a free consultation or valuation



