



2B

Church Hill

Edinburgh

EH10 4BQ

CHURCH HILL



Offering a unique opportunity to purchase this 18<sup>th</sup> century coach house which has been converted and extended over two floors with the benefits of off-street parking, a garage and private front and rear gardens.

The generous home, extending to approximately 150 square meters, forms flexible accommodation and is set within a prime Morningside Address, which will appeal to a wide variety of buyers.

The accommodation comprises:

- Entrance hallway
- Spacious sitting room with patio doors to rear garden
- Kitchen fitted with a range of base and wall mounted units. Door to rear porch and cupboard housing the washing machine.
- Dining room with window to front..
- Shower room comprising of sink, toilet and shower enclosure.
- Four bedrooms
- Family bathroom
- Gas central heating & double glazing
- Detached garage
- Driveway with double metal gates and pedestrian entrance gate



Viewing by appointment on 0131 524 3800



















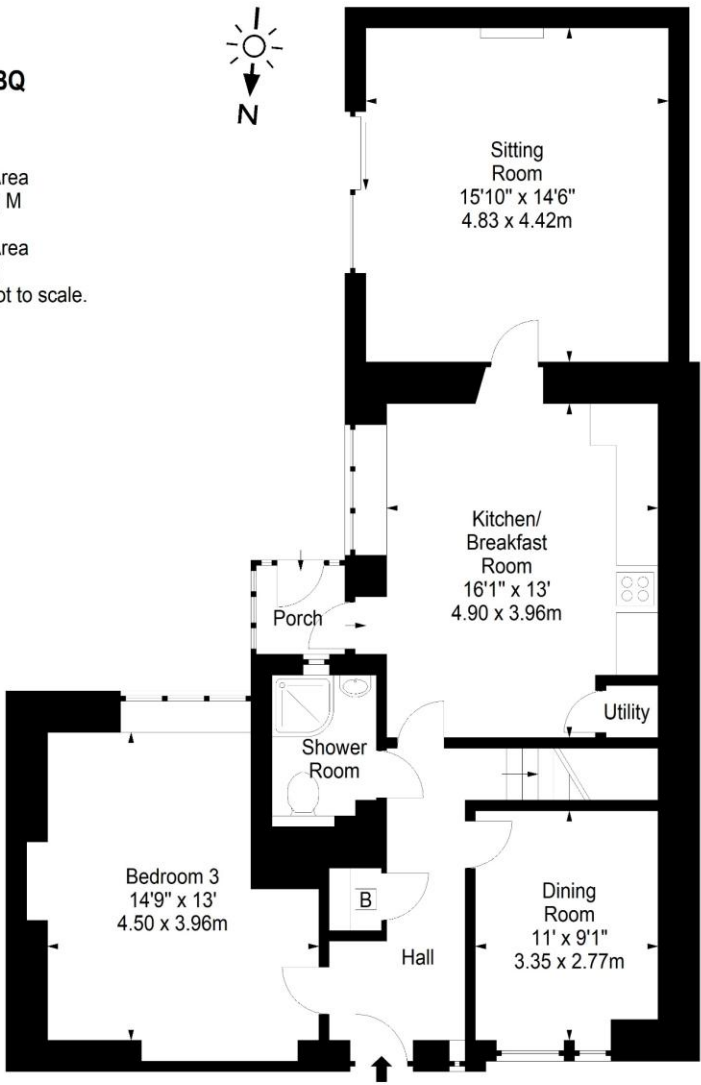


Morningside is situated south of Edinburgh City Centre and is a fashionable suburb cherished for its unique "small-town" feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafes, 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.

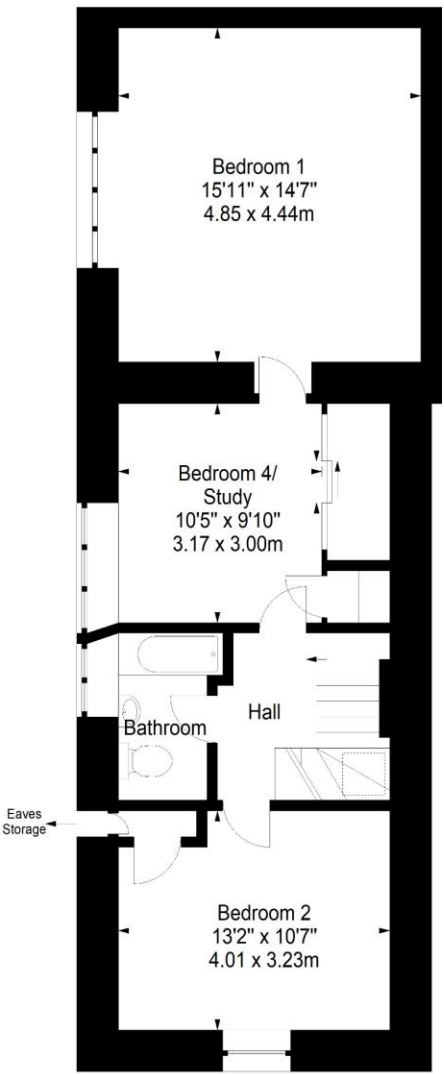
**Church Hill,  
Edinburgh,  
Midlothian, EH10 4BQ**



Approx. Gross Internal Area  
1616 Sq Ft - 150.13 Sq M  
Garage  
Approx. Gross Internal Area  
143 Sq Ft - 13.28 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor









Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
property@connellws.co.uk

\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.



Extras: All fitted flooring and window coverings are included in the sale. No warranties or guarantees will be provided.