










388/7 Morningside Road

Morningside | Edinburgh | EH10 5HX

This immaculate, beautifully presented traditional top floor flat, pleasantly situated within the heart of Morningside with fantastic local amenities and transport links on your doorstep. In true move-in condition, the property would undoubtedly appeal to the young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/metered parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band – D



Description

In brief the attractive accommodation comprises; secure entry system, welcoming entrance hallway with useful built-in utility cupboard, generously proportioned twin-windowed lounge/dining offering excellent natural light and feature ornamental fireplace, stunning fitted contemporary kitchen, light and airy principal bedroom quietly tucked to the rear of the building and shower room located off, second good sized double bedroom situated to the rear and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating & double glazing throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge, integrated oven/hob, integrated microwave and washing machine. The wardrobes in both bedrooms will also be included in the sale.

Gardens and Parking

To the rear, there is a well maintained communal garden together with permit/metered parking to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222





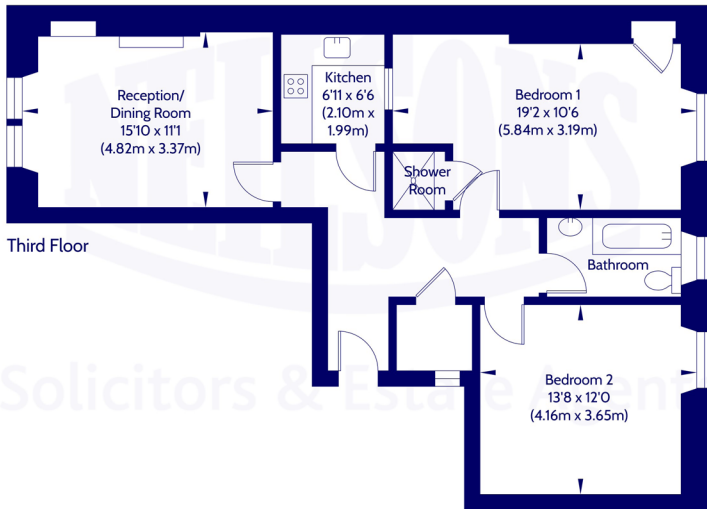
Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 73.16 Sq M / 787 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

