










Offers Over  
**£710,000**

## 58 Morningside Park

Morningside | Edinburgh | EH10 5HA

An exceptionally appealing main door upper villa, occupying the top floor of a handsome period building and enjoying a superb location in Edinburgh's leafy Morningside area. Internally the property is beautifully presented throughout, boasts a wealth of delightful period features and offers generously proportioned and highly flexible living, well suited to the growing family or downsizer alike.

-  4 bedroom
-  2 public room
-  2 bathroom
-  On-street permit parking
-  Private front garden
-  EPC rating – D
-  Council tax band- G



## Description

The internal accommodation is accessed via main door and briefly comprises: entrance hallway with decorative floor tiling and useful built-in storage cupboard, light filled upper hallway with carpeted floor, storage and stairs leading up to a substantial floored attic, elegant bay fronted reception with ornate cornice work/ceiling rose, attractive focal fireplace and a bright south facing aspect taking in spectacular views of the Pentland Hills and various iconic landmarks, large rear facing dining kitchen which acts as a wonderful hub of the house and has been fitted with a variety of high quality base and wall mounted units, with coordinated worktops, corning, fireplace and a lovely leafy outlook, spacious principal bedroom with fitted wardrobes, twin windows and stylish en-suite shower room, second double bedroom which enjoys a dual facing aspect and is quietly tucked away at the back of the property, a smaller double bedroom with shelved press and coving, single bedroom/study which would also work well as a nursery, and attractive family bathroom with mosaic tiling to walls, and contemporary three piece white suite with over-bath shower.



## Extras

All blinds, light fittings, floor coverings, integrated appliances and white goods will be included in the sale. Other items, such as pieces of the furniture, may be available via separate discussion.

## Gardens and Parking

There is a substantial area of fully enclosed private garden which enjoys a bright west facing aspect and is bordered by a stone wall and mature hedgerow giving the space a lovely private feel. The garden comprises areas of lawn, peppered with a variety of trees and shrubs and offers a delightful space to enjoy outdoor dining and entertaining in the warmer months. Ample permit parking is available on Morningside Park and on the adjacent roads.

## Viewing

By appointment through Neilsons (0131 625 2222).





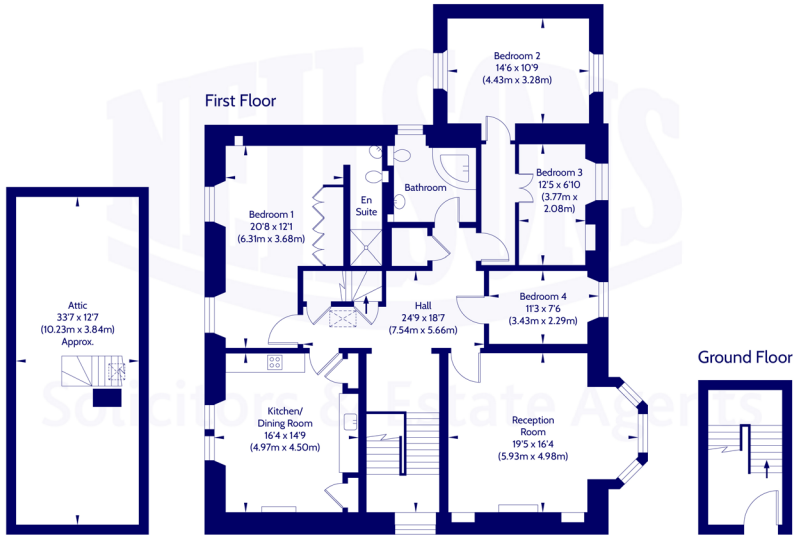
## Location

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 travelling 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. There are many reputable schools in the area and the property is in the catchment for the well regarded Boroughmuir High. 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 164.59 Sq M / 1771 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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**Head Office**  
138 St John's Road  
Edinburgh

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142 St John's Road  
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Bonnyrigg

