



Solicitors & Estate Agents



Offers Over

£820,000

21 (GF) Morningside Place

Morningside | Edinburgh | EH10 5ES

Neilsons are delighted to offer on to the market this exceptionally impressive, raised ground floor flat, which forms part of a handsome period building and enjoys a superb location in the heart of the capital's desirable Morningside area. Internally the property has been upgraded to an exacting standard throughout and offers the perfect blend of period character and sleek modern style.

-  3 bedroom
-  2 public room
-  1 family bathroom plus cloakroom with WC
-  On-street permit parking
-  Extensive private rear garden
-  EPC rating – D
-  Council tax band – G



Description

Accessed via a well-kept communal entrance, the accommodation briefly comprises: main hallway with wood flooring, excellent built-in storage and convenient cloakroom/WC off, elegant south facing reception room with near floor to ceiling bay window, ornate cornice work and attractive focal fireplace with gas fire, spacious and versatile dining/family room which has been tastefully decorated, and features coving to ceiling, picture rail and views over the rear garden, high spec kitchen fitted with an excellent assortment of stylish contemporary units, complete with coordinated worktops, breakfast bar and a selection of quality integrated appliances, generous bay fronted principal bedroom with working shutters, carpeted floor and a bright southerly facing aspect, second well proportioned double bedroom quietly located to the rear, a smaller double bedroom which would also work well as a home office, and luxury family bathroom with rolltop bath, wall mounted basin with storage, WC and separate shower enclosure.



Extras

All blinds, fitted kitchen appliances and some light fittings/shades will be included. Please note that the dining room wall unit isn't included and neither is the chandelier in the reception room.

Gardens and Parking

Undoubtedly one of the standout features of this wonderful home is the substantial private garden located to the rear of the building, comprising a large area of lawn bordered by well stocked planted beds and peppered with a variety of mature trees and climbing plants. There is a one paved seating area at the top right of the garden together with a larger paved terrace to the left which enjoys high volumes of sunlight and offers an idyllic spot to enjoy outdoor eating and dining in the warmer months. The parking is on street with S2 zone parking. Some metered parking is also available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

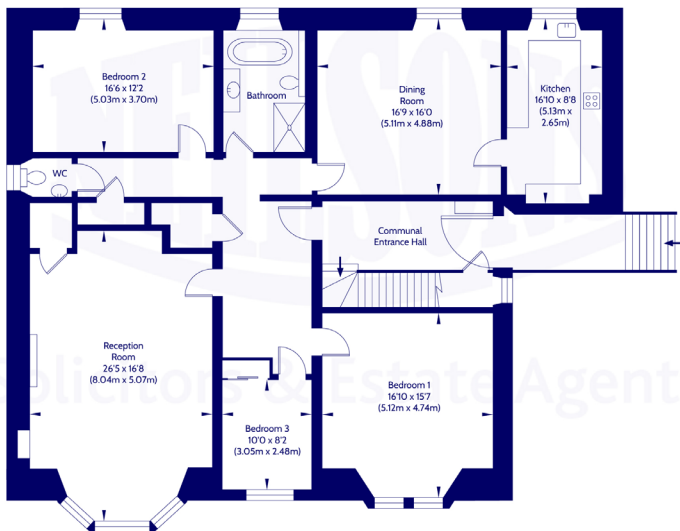
Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks 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 166.1 Sq M / 1788 Sq Ft.

Raised Ground Floor



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.



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



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