



Solicitors & Estate Agents









Offers Over
£190,000

16 Morningside Gardens

Morningside | Edinburgh | EH10 5LE

A well-presented main door conversion quietly tucked away, yet simultaneously well placed to access the wide choice of eateries, boutique shops and coffee shops that Morningside has to offer.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  EPC rating – C
-  Council tax band - D



Description

The property has been upgraded throughout by the existing owner to form a compact yet well designed living space, which would make an excellent first home, bolthole in the city or investment property.

The accommodation briefly comprises: reception/dining room with bright neutral décor, laminate flooring and space for a small table and chairs, stylish kitchen which has been fitted with a variety of contemporary base and wall mounted units, complete with attractive splash tiling and a range of built-in appliances, double bedroom with fitted wardrobes, and sleek modern bathroom with two piece white suite and over-bath shower/splash screen.



Extras

All floor coverings, blinds, light fittings, white goods and integrated appliances will be included.

Parking

Free on street parking is available within the immediate vicinity.

Viewing

By appointment through Neilsons (0131 625 2222).





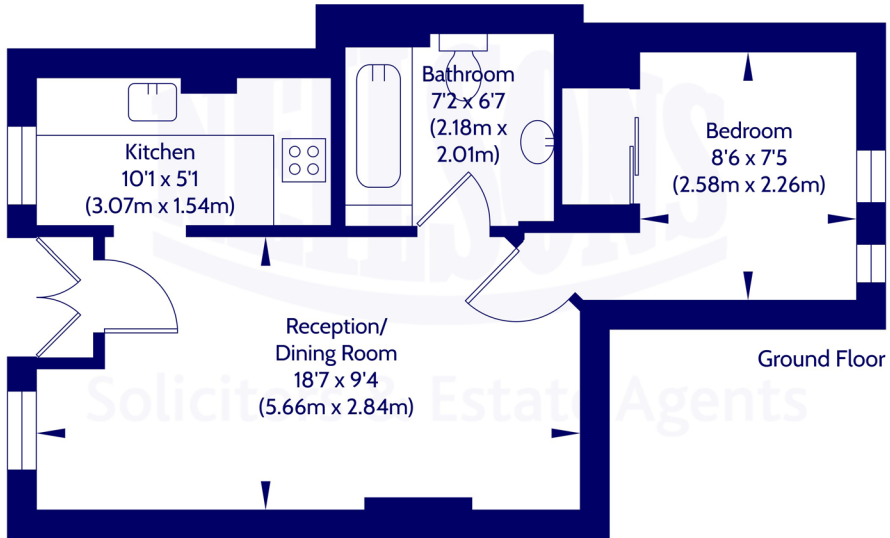
Location

Morningside is an extremely desirable residential location situated just south of the city centre. The area boasts first rate local artisan bistros, restaurants, bars, cafes, and specialist shops, together with a Waitrose supermarket, Sainsbury's Local and M&S Food store. There are quick and frequent transport links on your doorstep including the city bypass just a short drive away. For the outdoor enthusiast there are a wealth of delightful nearby green spaces to enjoy including walks through the Hermitage of The Braid and Blackford Hill, together with a variety of golf courses and leisure facilities.





Approx. Gross Internal Floor Area 34 Sq M / 362 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.



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



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