



35 (2f1) Morningside Road, Edinburgh, EH10 4DR

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Welcome to Morningside Road. A fabulous opportunity for the first time buyer or investor, this second floor flat has been fully renovated and comprises of two reception rooms and one spacious bedroom, offers bright and spacious accommodation and forms part of a traditional tenement building with secure entry system and shared garden to the rear. The property is conveniently located in the prestigious Morningside area of Edinburgh, close to many local amenities whilst being a short distance from the City Centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with alcove and excellent storage.
- Bright and spacious living room with a bay window, feature fireplace and box room off.
- Newly renovated dining kitchen with a range of wall and base units, breakfast bar and integrated appliances. Pantry cupboard and utility off.
- Bright and spacious front facing double bedroom with ample space for free standing furniture.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Gas central heating.
- Double glazing.
- Secure entry system.
- Shared garden to the rear.
- Permit and metered parking.



## Location

The property is located within the sought-after residential area of Morningside. Morningside Road has a range of specialist shops, Post Office, banks and building societies. Neighbouring Bruntsfield boasts a variety of cafe's, bistros, bars and restaurants. Frequent public transport runs to the City Centre and surrounding areas. The City by-pass is easily accessed providing links to the A1, major motorway networks and Edinburgh International Airport proving ideal for commuters. Edinburgh University's Kings Buildings, Napier University and the Edinburgh Royal Infirmary are within easy reach. Schooling is well represented in the area for both the private and public sectors. Warrender Swimming Baths and Craiglockhart Sports Centre which caters for both indoor and outdoor sports are close by. Several renowned golf courses include The Merchants of Edinburgh which is minutes' walk away and Mortonhall with the Braid Hills and driving range. Outdoor walks can be taken at the Pentland Hills with mountain bike trails and Hillend Ski Centre or relaxing routes through the serene, picturesque Hermitage of Braid.

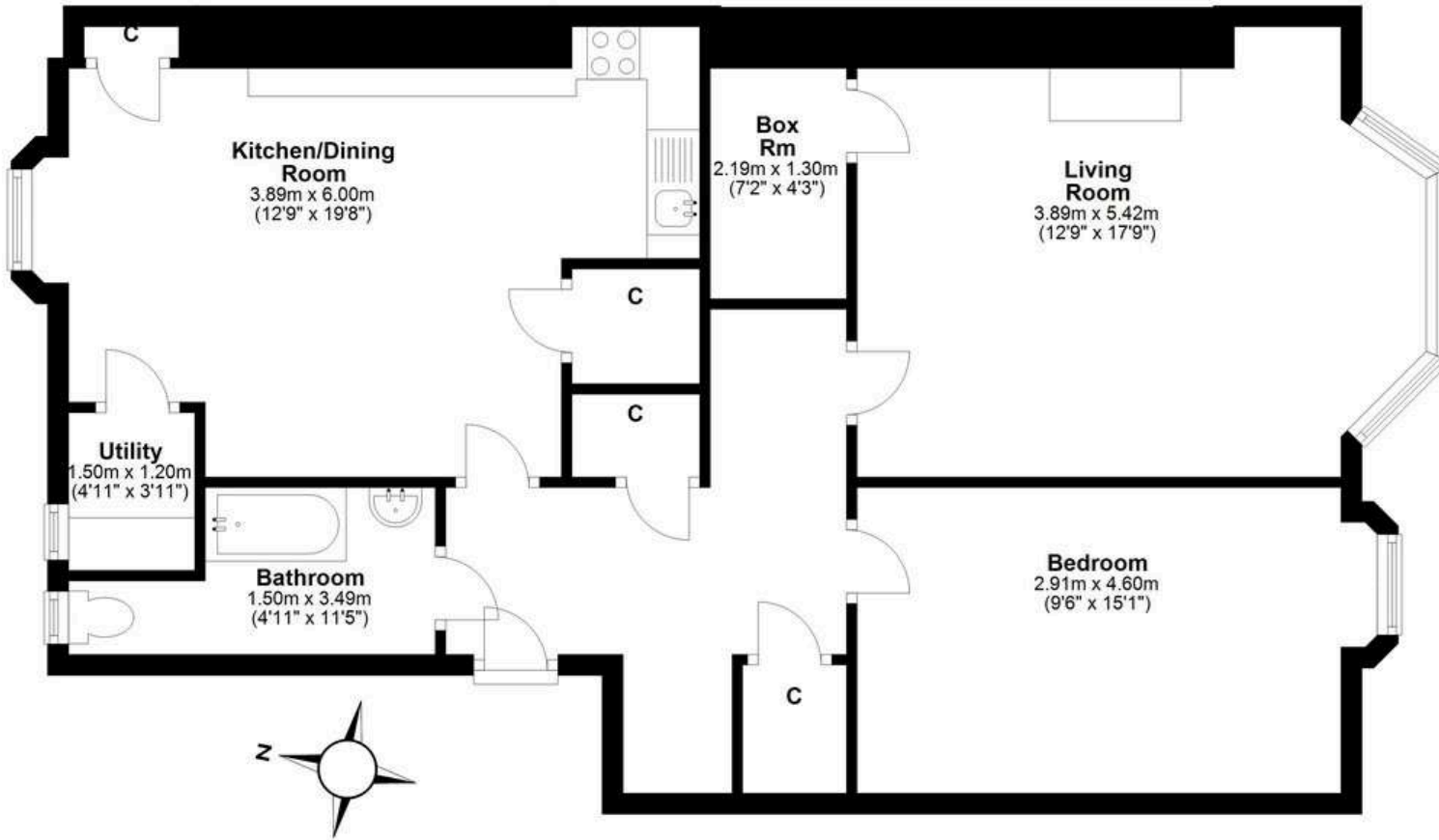
## Extras

Included in the sale are the integrated kitchen appliances, white goods, blinds & curtains and fixtures & fittings. All furniture included in the sale price.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

