



## 2 Steel's Place

Morningside, Edinburgh, EH10 4QS

  
**northwood**





Forming part of a traditional tenement building on a no-through road right in the heart of Morningside, this main-door ground-floor flat offers two bedrooms, a large reception room, a kitchen, and two bathrooms, all presented with modern fixtures and fittings, tasteful décor, and a wealth of period features. Externally, the flat enjoys access to a shared garden and on-street permit parking.

The flat's front door is approached via a gated, low-maintenance front garden area, where adding a small ramp would make it wheelchair accessible, and you are welcomed inside by an airy, high-ceilinged hall with built-in storage, attractively presented with neutral décor and handsome wood flooring. To the right of the hall lies a living and dining room, with plenty of space for layouts of lounge furniture, all arranged around a homely fireplace, with a nook offering space for a dining table and chairs. The room is elegantly decorated in pared-back neutral tones, enhanced by wood flooring, a dado rail, beautifully detailed cornicing, and a ceiling rose. Along the hall in the kitchen, modern white wall and base cabinets are accompanied by spacious worktops, splashback tiling, and integrated appliances comprising a double oven, a hob, an extractor fan, a wine cooler, and a dishwasher. An open cupboard houses a freestanding fridge/freezer, whilst space and plumbing is available for a washing machine in the hallway, and the kitchen further benefits from garden access.

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- Main-door ground-floor flat in Morningside
  - Part of a traditional tenement building
  - Vestibule and hall with storage
  - Generous living/dining room with fireplace
  - Modern kitchen with garden access
  - Two spacious double bedrooms (one with excellent built-in storage)
  - Modern bathroom and separate wet room
  - Shared gardens to the front and rear
  - Controlled on-street parking (Zone S2)
  - Gas central heating
  - EPC Rating - C









**“Two spacious double bedrooms (one with excellent built-in storage and direct access to the garden)”**









The flat enjoys two wonderfully bright and spacious double bedrooms, both elegantly decorated and carpeted for comfort. The larger bedroom is situated to the rear of the property with direct access to the garden, and it is supplemented by excellent built-in storage. Finally, a bathroom and separate wet room complete the accommodation on offer, with the former featuring a bath and a WC-suite, and the latter comprising a rainfall showerhead and basin. The home is kept warm by a gas central heating system.

Externally, the flat enjoys access to a shared rear garden, whilst controlled parking on Steel's Place falls under Zone S2.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale.



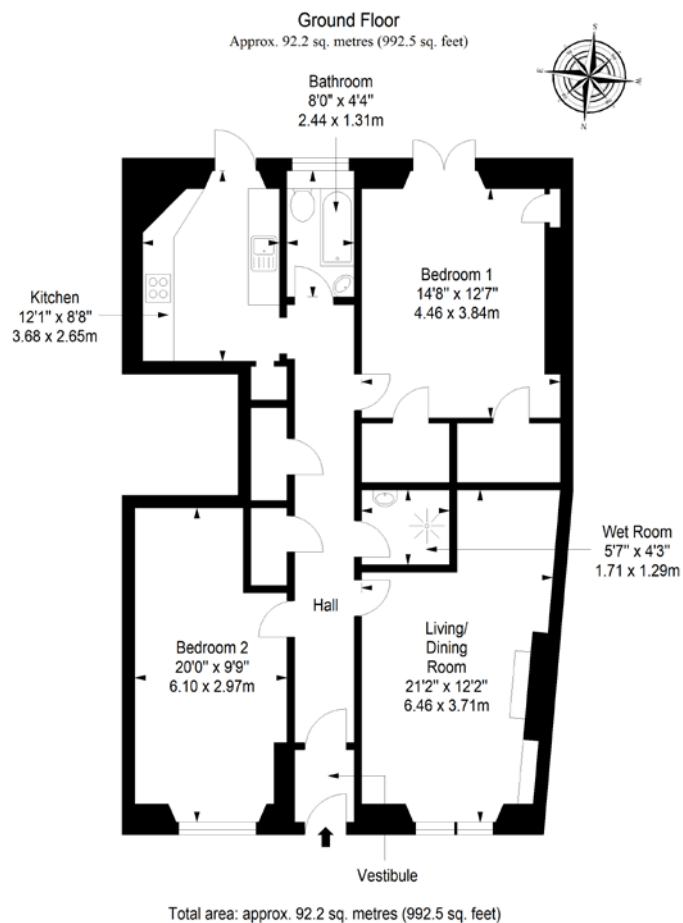


## Morningside

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



# Floorplan



edinburgh@northwooduk.com  
0131 343 1717  
www.northwooduk.com

Zoopla rightmove



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