



Spacious, and light-filled

One-bedroom, top floor flat



This spacious and light-filled, one-bedroom, top floor flat has a fantastic location in the sought-after Morningside area of Edinburgh, close to excellent local amenities and good transport links. The property is packed with period features, such as intricate cornicing, picture rails, an Edinburgh press, high ceilings and generous rooms. The current layout offers buyers very generous living space, with a beautiful lounge with bay window and eye-catching fireplace, a smart dining kitchen with plenty of storage, attractive splash back tiling and worktops and a large double bedroom, with a lovely leafy outlook and window seat. There is also a very nice bathroom with over head rainfall shower, attractive tiling and glass shelving. The hall benefits from two walk-in cupboards and a box room, which has borrowed light and is ideal as a home office. There is the potential to reconfigure the layout, subject to the usual permissions. There is a well-kept communal garden and permit parking.



Key Features

- Communal entrance
- Hall
- Lounge
- Dining kitchen
- Double bedroom
- Box room
- Bathroom
- Excellent storage
- Gas central heating
- Double glazing
- Communal garden
- Permit parking



Morningside

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary and Sick Children's Hospitals. Recreational spaces in the area include the Meadows, Bruntsfield Links, Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road. The property is in the catchment areas for Bruntsfield and St Peter's RC Primary Schools and Boroughmuir High School.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge and a fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

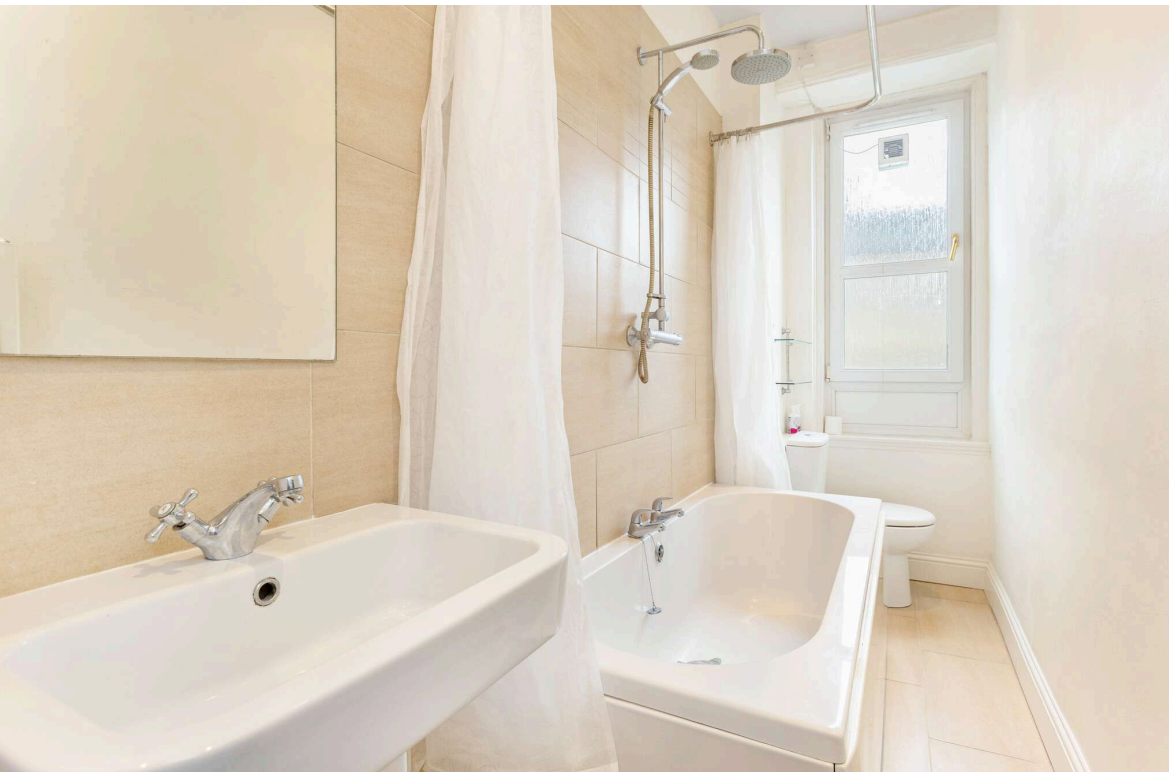
£300,000

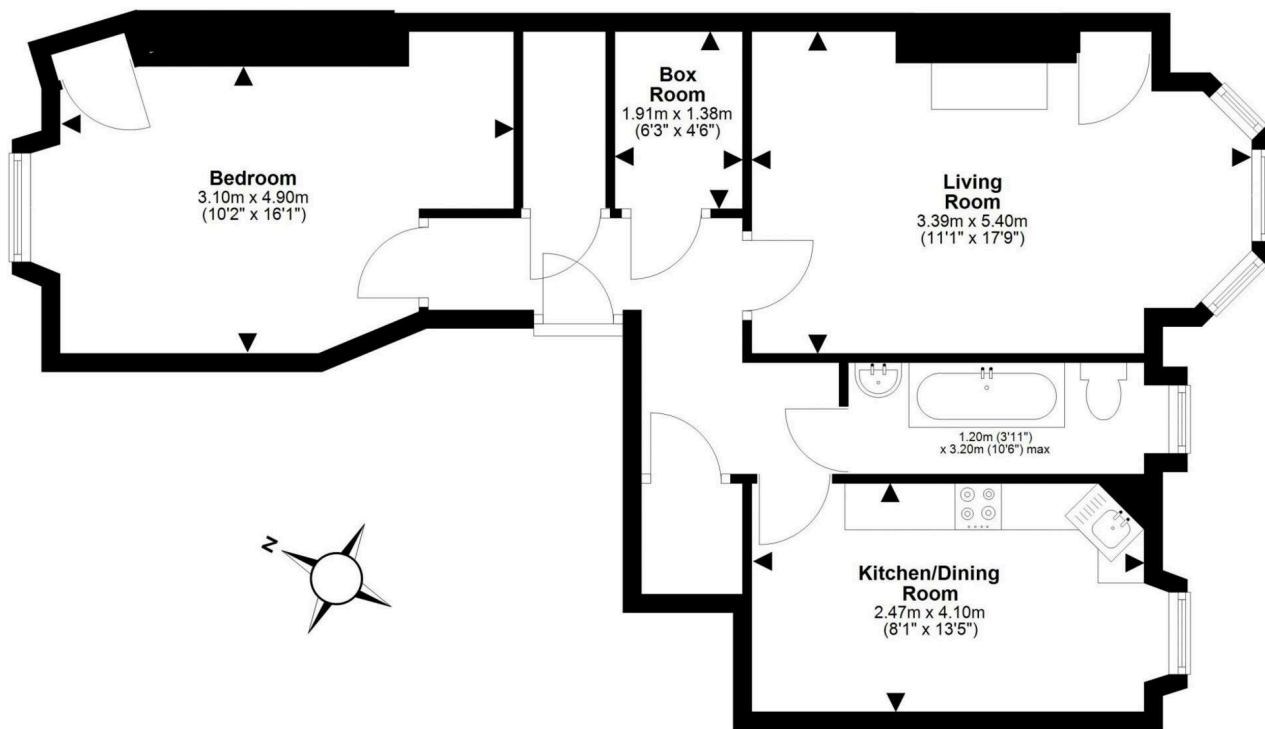
EPC Rating

C

Tenure

Freehold





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



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