



RE/MA
Estates



Flat 1F1, 52 Morningside Road, Edinburgh

Offers Over £425,000



Flat 1F1, 52 Morningside Road

Edinburgh

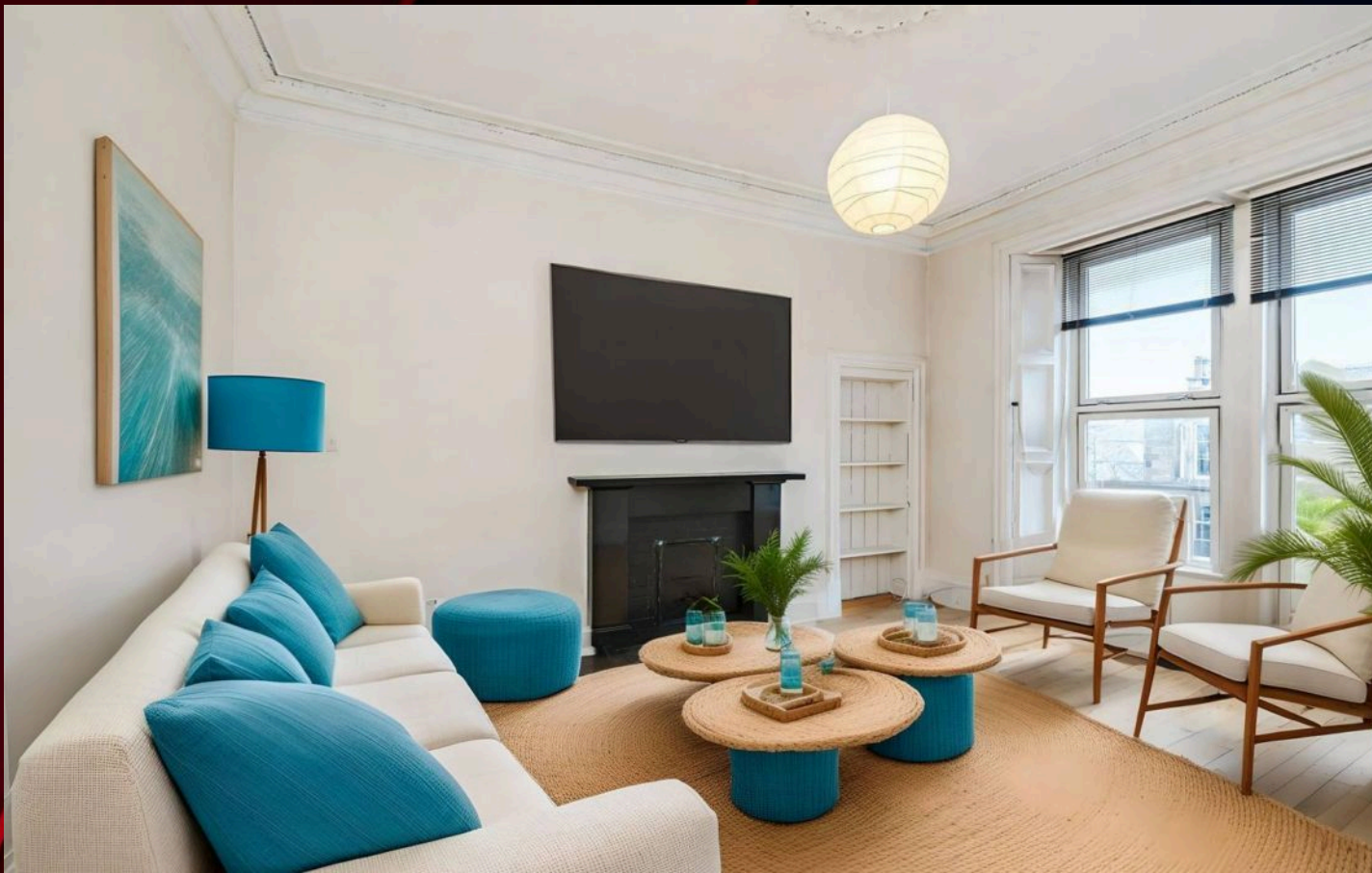
Prime location 3-bed property in sought-after Morningside, Edinburgh. Expansive living areas, original features, communal gardens. Close to amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance hall

18' 11" x 5' 1" (5.77m x 1.54m)

The grand entrance hall offers a spacious and welcoming feel, enhanced by its high ceilings and real wood flooring, which add charm and character. This impressive space features three generously sized shelved cupboards, along with a large walk-in storage area, providing excellent practicality. The hall serves as the central hub of the home, offering access to all three bedrooms, the bathroom, and the kitchen/diner, as well as the lounge. Its elegant proportions and original features contribute to the home's timeless appeal.

Lounge

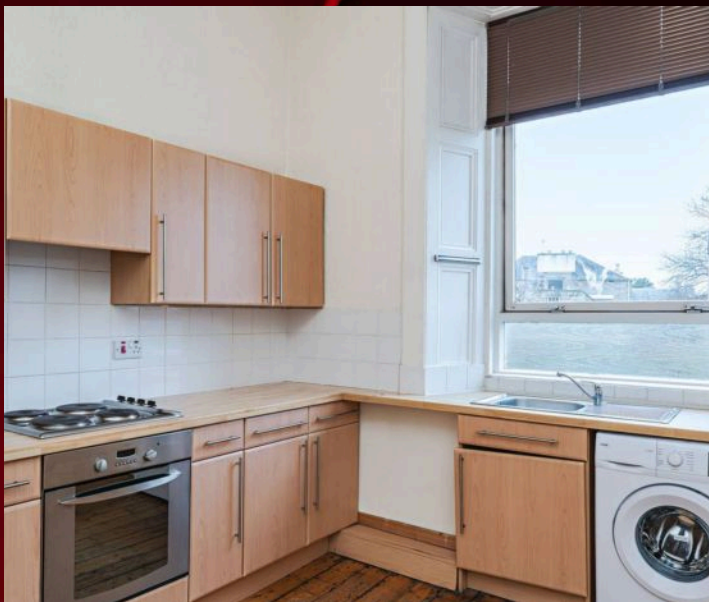
18' 4" x 13' 10" (5.60m x 4.21m)

The lovely, spacious lounge boasts a large bay-style window with original shutters that allows natural light to flood the room, enhancing its warm and inviting atmosphere. Retaining its original features, the room showcases high ceilings, an elegant feature fireplace, and Edinburgh press-style shelving. Decorative cornicing and a centre rose-mounted ceiling add to its charm, complemented by a large hanging light fitting. A radiator ensures warmth, while the real wood flooring adds a touch of timeless elegance, making this a truly delightful living space.

Kitchen/Diner

17' 0" x 12' 6" (5.17m x 3.81m)

The generously sized kitchen/diner two features high ceilings and retains its original charm, including a rear-view window with original-style side shutters. It offers a spacious layout with ample room for a dining table and chairs, as well as plenty of handy cupboards for storage. Additionally, there are two walk-in pantry-style cupboards, a radiator, and two large central hanging lights. The kitchen includes a freestanding fridge/freezer, a separate fridge, and a washing machine, along with a stainless steel sink with a mixer tap. However, no guarantee is provided for any white goods. There are also numerous storage units, ensuring plenty of space for organization.





Bedroom 1

17' 6" x 10' 7" (5.33m x 3.22m)

The fantastic-sized primary room boasts a large front-facing bay window, allowing an abundance of natural light to fill the space. Retaining its original charm, the room features high ceilings with a beautiful ceiling rose and highly decorative cornicing. A central light fitting enhances the elegant design, while the real wood flooring adds warmth and character, making this a truly impressive and inviting space.

Bedroom 2

17' 2" x 9' 5" (5.23m x 2.87m)

The fantastic-sized second room boasts a large front-facing bay window, allowing an abundance of natural light to fill the space. Retaining its original charm, the room features high ceilings. A central light fitting enhances the elegant design, while the real wood flooring adds warmth and character, making this a truly impressive and inviting space.

Bedroom 3

12' 11" x 10' 1" (3.94m x 3.07m)

The generously sized third bedroom offers a delightful rear view over the gardens through its original shuttered window. High ceilings, decorative cornicing, and a central hanging light fitting add to its charm and character. The real wood flooring enhances the room's warmth and elegance, while a radiator ensures comfort. With plenty of space for freestanding furniture, this room provides both versatility and style.



Bathroom

10' 2" x 4' 3" (3.09m x 1.29m)

The main bathroom is designed for both comfort and practicality. It features a bath with an electric shower overhead, offering the option of a relaxing soak or a quick, convenient rinse. The space includes a modern W/C and a ceramic sink with a hot and cold tap. The walls are finished with sleek wet wall panels, ensuring a waterproof and low-maintenance surface. A central ceiling light provides ample illumination, while a rear-facing window allows natural light to enter. For added warmth, a radiator is installed, and the floor is finished with a stylish tile-effect laminate, combining the look of traditional tiling with the benefits of durability and easy upkeep.

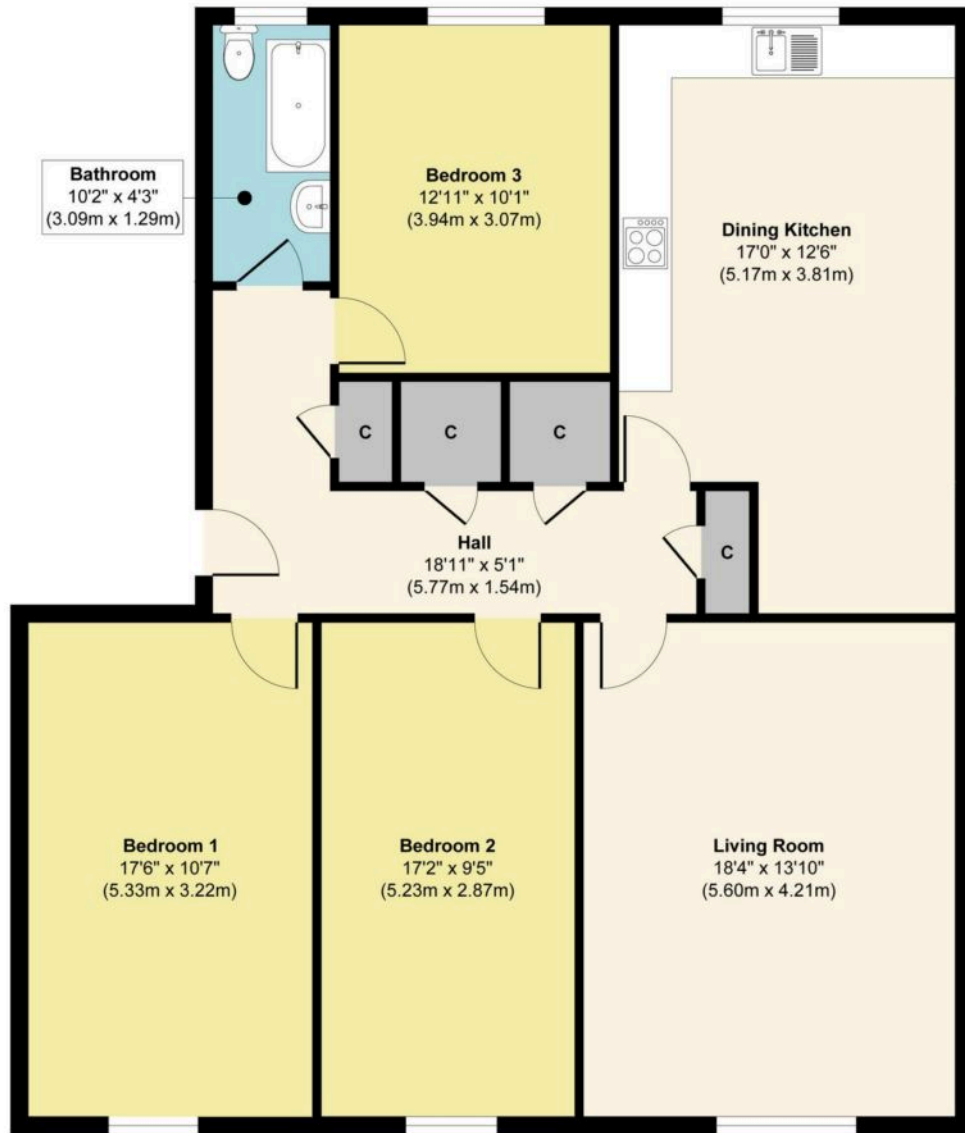


COMMUNAL GARDEN

This property benefits from a communal rear garden space, primarily laid to lawn and fully enclosed for added privacy. The garden is beautifully complemented by mature trees and shrubs, creating a peaceful and inviting outdoor environment.



F1, 52 Morningside Road, Edinburgh, EH10 4BZ



Floor Plan

Approx. Gross Internal Floor Area 1245 sq. ft / 115.71 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	74

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