









Morningside Park, Edinburgh, EH10





A rarely available, **charming detached house** with beautiful front and back garden and garage, in the heart of Morningside.



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 Double
  EPC E

Offers Over £950,000
 Tenure Freehold
 Local Authority The City of Edinburgh Council
 Council Tax Band G

Description

The property is a most beautiful detached 3/4 bedroom house located on a quiet street right in the heart of Morningside. Formerly known as Glencorse Cottage, it has been home to four generations of the same family for 115 years.

On the ground floor, the property benefits from two double bedrooms, a wonderfully light living/dining room with direct garden access, a kitchen also with direct garden access, handy utility room and a wet room. Upstairs, there are two further double bedrooms and WC. The house offers the option to have another reception room and 3 bedrooms, giving flexibility to family living.





Gardens and grounds

There is a large mature front garden laid to lawn and the back garden, which can be accessed from the front, features fabulous manicured hedges, dining area, fire pit and a greenhouse. There is also a separate garage that can be accessed from the nearby lane.

Location

The property lies in the highly coveted residential area of Morningside. The house is a short walk from Morningside Road which has an excellent range of independents shops, restaurants and cafés as well as Waitrose, Marks & Spencer and Sainsbury's Local supermarkets. The Dominion cinema and Churchill theatre are also both within walking distance. It is located in the catchment area for Bruntsfield and St Peter's RC primary schools, Boroughmuir and St Thomas of Aquin's RC secondary schools. The private sector school George Watson's College, which caters for all school ages, is 5 minutes' walk away.

The wide-open spaces of Bruntsfield Links, The Meadows and the Union Canal Walkway are all close by. Local recreational facilities include golf courses and tennis courts with Blackford Hill and the Hermitage of Braid within a few minutes' drive for lovely walks. There is easy access via the city bypass to Edinburgh International Airport, Queensferry Crossing and the national motorway network, and convenient bus services to most parts of the city and Edinburgh City Bypass.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.





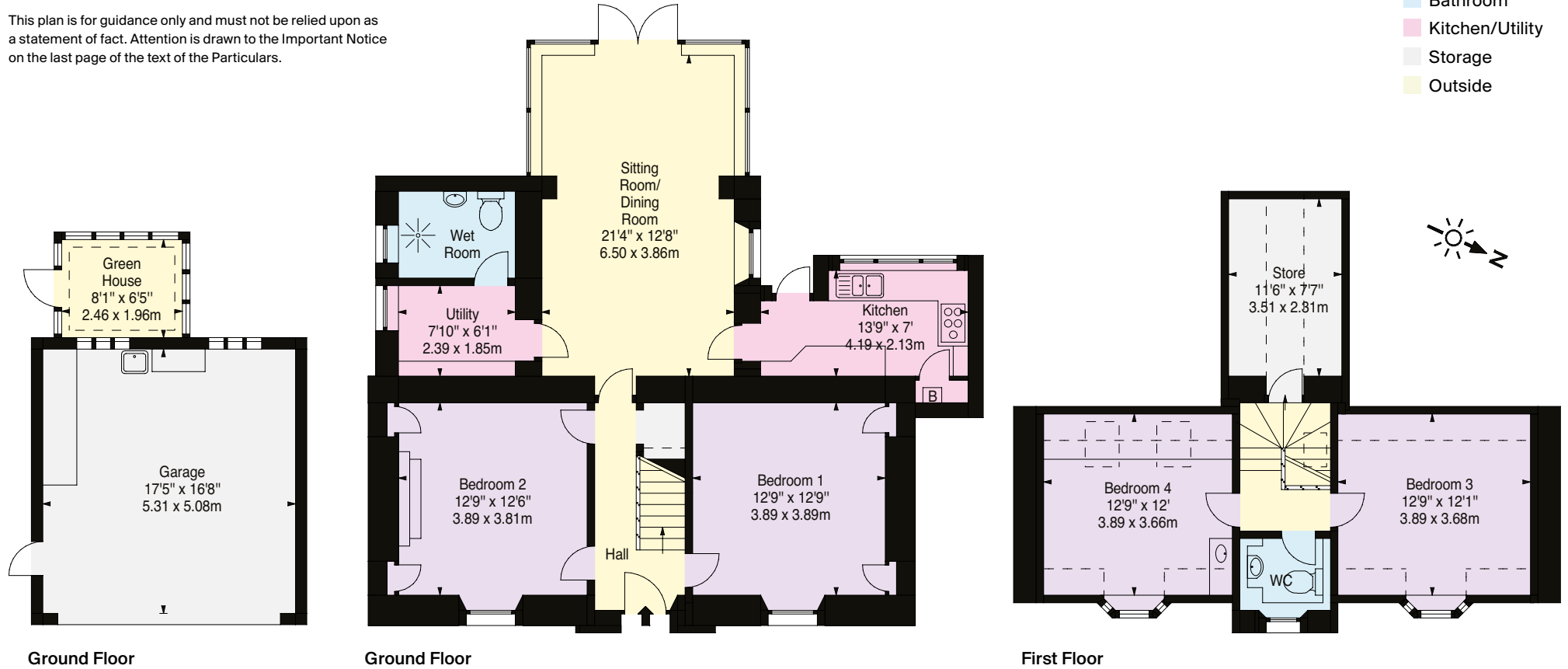
Approximate Gross Internal Floor Area

1522 Sq Ft - 141.39 Sq M

Garage & Green House: 351 Sq Ft - 32.61 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.

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