



Nile Grove, Edinburgh, **EH10**



A **unique opportunity** to convert two apartments into a most wonderful family home, or to create two exceptional apartments with gardens and off street parking, in a prestigious Morningside location.

Occupying a prime corner position this exceptional property consists of two separate apartments owned by the present family for almost sixty years. It provides a fantastic opportunity for somebody to purchase the properties as one and convert back into a magnificent family home or to create two exceptional apartments with gardens and off street parking.

Presently comprising a three bedroom ground floor apartment and a spacious double upper apartment over first and second floors with four bedrooms, integral garage and workshop.

The property benefits from bright and well proportioned rooms, which retain many fine period features and benefit from pleasant open views. To the front side and rear there are well tended and mature gardens with plentiful off street parking.



EPC
C

Offers Over
£1,300,000

Tenure
Freehold

Local Authority
The City of
Edinburgh Council

Council Tax
Each apartment is
currently Band G



Modifications would have to be made, subject to necessary planning consents, in order to merge the two properties back to their original form as an exceptional Victorian family home over three floor or two apartments, however the end result would be truly exceptional.

Location

Nile Grove is a prestigious street within the Morningside Conservation area. The area has a vibrant and prosperous community with handsome houses and a wide variety of specialist shops, delis and restaurants. There are a number of leisure facilities including Mortonhall, Braid Lawn Tennis Club and The Merchants of Edinburgh Golf Club.



The renowned independent Dominion Cinema is within easy walking distance. The open spaces of the Hermitage of Braid and Blackford Hill are also close by.

Edinburgh is renowned for its schooling and further education, including the University of Edinburgh and Edinburgh Napier University. The property is located within the South Morningside Primary and Boroughmuir Secondary catchment areas. The private sector schools of George Watson's College, George Heriot's and Merchiston Castle are all close to hand. The City Bypass is a short drive away offering direct access to the Queensferry Crossing and Edinburgh International Airport. The area is serviced by good train and motorway links, and an excellent bus service.



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
4154 Sq Ft - 385.91 Sq M
(Including Garage/ Workshop & Conservatory)

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.



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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 August 2023. Photographs and videos dated August 2023.

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