



Church Hill, Morningside, EH10





A main door, ground floor flat with a garage and an **exceptional garden.**



This is a rare opportunity to acquire a generously proportioned lower villa in a prime Morningside address. The property is in need of some modernisation and has great potential to be adapted to suit a variety of owners, from downsizers to young families. The lateral nature of the accommodation gives a wonderful feeling of space and there is scope for as many as four bedrooms. The large central hall gives an immediate impression of the scale of the property and leads to the two principal receptions rooms to the front of the house, both of which are flooded with natural light due to the south-facing aspect. The beautiful sitting room connects to a conservatory with a wonderful outlook for the garden. The library/office could also work well as a double bedroom. To the rear of the main ground floor are two bedrooms and a shower, while a further double bedroom with an en suite shower is accessed via a short flight of stairs. On a lower level, the panelled dining room can be found as can the kitchen which also provides the main garden access. Completing the accommodation on this floor is the utility room, a WC and excellent storage.

Outside, there is an unusually large garden with a lawn and mature trees and borders. It really is a magnificent amount of private garden to have in this popular residential part of Edinburgh. There is private off-street parking to the front of the house, as well as a garage. A garden store can be found behind the garage.



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Offers Over £1,100,000
 Tenure Freehold
 Local Authority The City of Edinburgh Council
 Council Tax Band G



Features include:

- A main door, ground floor flat of a detached house.
- Unusually large private garden
- Beautiful period details
- Prime location near many of the city's top schools
- Parking and garage

Location

Church Hill is a quiet, leafy street situated in Morningside; one of Edinburgh's most desirable residential areas. The street is part of a conservation area just to the south of the city centre and is well-placed for access to the capital's retail and commercial districts. There are excellent local shops, bistros, and bars in nearby Newington, Bruntsfield and Morningside, including Waitrose and Marks & Spencer's. The city centre is a short stroll across The Meadows, and both the King's Theatre and Dominion Cinema are located close by. Local sporting facilities include several golf courses, the Royal Commonwealth Pool, Waverley Tennis and Sports Club and pleasant walks in the green, open spaces of the Hermitage of Braid, Arthur's Seat and Blackford Hill.



Edinburgh is well known for its excellent private and state schooling. George Watson's College, George Heriot's and Merchiston Castle School are all within comfortable reach. The property is within the catchment areas for the highly regarded James Gillespie's Primary School and James Gillespie's High School. There is easy access to an efficient local transport network and nearby routes to the City Bypass and Edinburgh International Airport.

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.

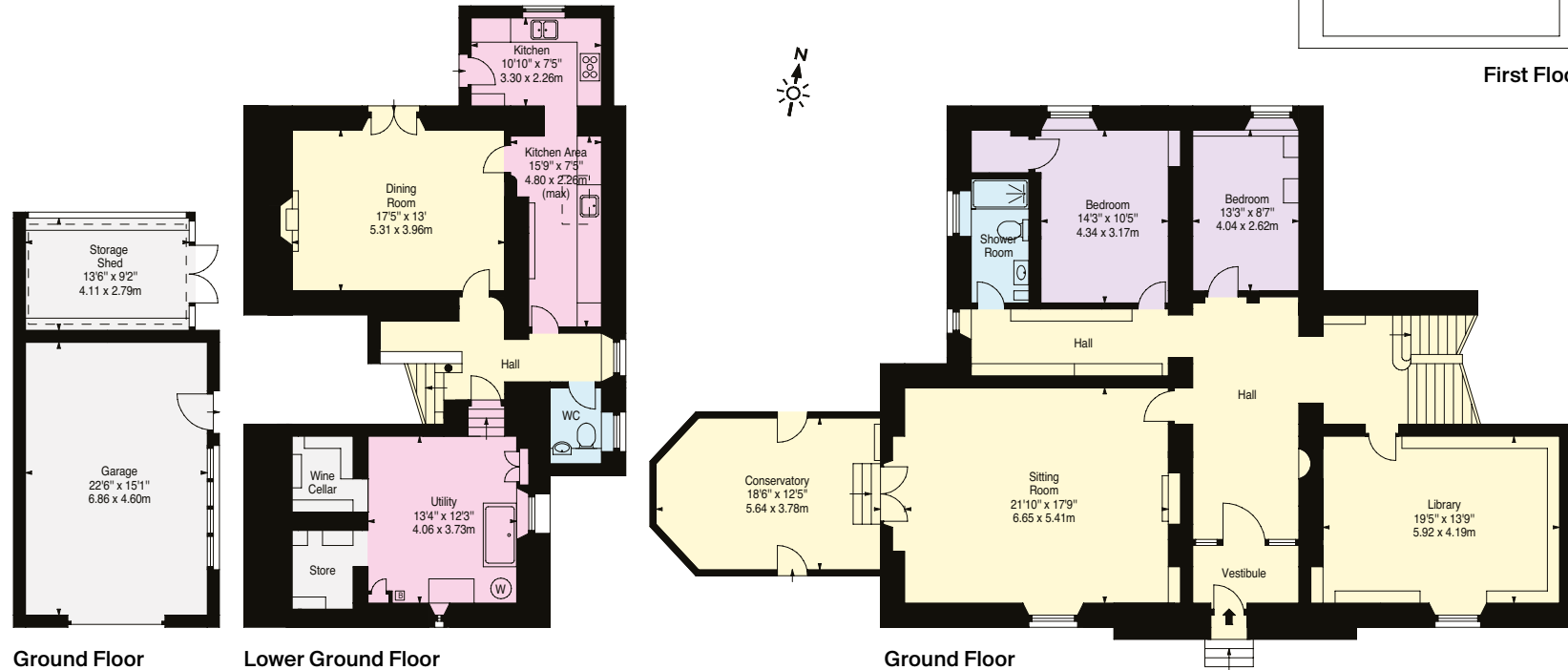


Approximate Gross Internal Floor Area

3032 Sq Ft - 281.67 Sq M

Garage & Storage Shed: 480 Sq Ft - 44.59 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.



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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 August 2024. Photographs and videos dated July 2024.

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