








MORNINGSIDE ROAD

Edinburgh, EH10



A SUBSTANTIAL AND ELEGANT VICTORIAN SEMI-DETACHED HOUSE

With generous gardens and triple garage in the heart of Morningside.

		
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		EPC
Triple		D

Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £1,775,000

DESCRIPTION

Occupying a prominent corner plot at the junction of Morningside Road and Greenhill Park, this striking and expansive semi-detached Victorian home offers exceptional family accommodation across three levels, extending to almost 5,000 sq ft.

Boasting a commanding street presence, the property is framed by a generous, private front garden and complemented by a beautifully landscaped east-facing rear garden, complete with a decked terrace—ideal for outdoor living. A rare feature in this prestigious locale is the substantial detached triple garage with double electric doors, accessed directly from Greenhill Park.

The ground floor is designed for both elegant entertaining and relaxed family living. It features a grand drawing room with bay window, a formal dining room, and a spacious dining kitchen that leads directly into a bright morning room. The substantial north wing offers an ideal space for extended family, guests, or flexible multi-use living. A welcoming vestibule and entrance hall enhance the sense of grandeur, while a large utility room and WC complete the ground floor accommodation.

The first floor offers four versatile bedrooms, including a magnificent principal suite with en suite bathroom. Bedroom four, currently used as a snooker room, lends itself to a variety of uses. Bedrooms two and three offer excellent storage options, and a well-appointed family bathroom serves this level.

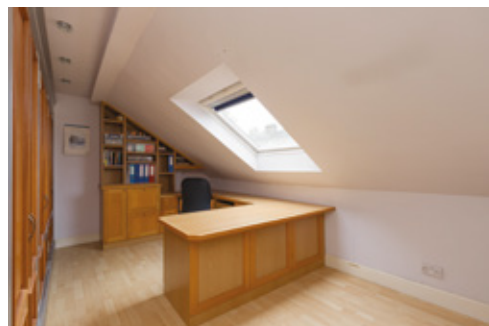
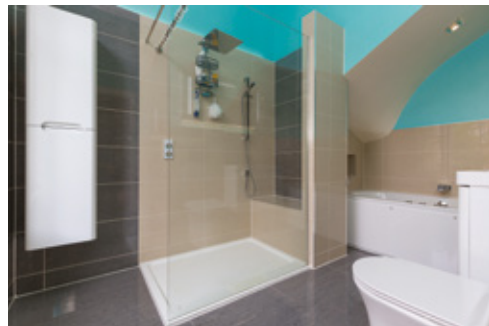




The second floor provides further flexible accommodation with three generously proportioned rooms, two of which are currently configured as bespoke studies. A spacious bathroom with jacuzzi bath and ample storage completes the upper level.

Situated in the heart of Morningside—one of Edinburgh's most coveted neighbourhoods—this outstanding home is within easy walking distance of excellent local amenities, well-regarded schools, and beautiful green spaces. Excellent public transport links and main arterial routes provide swift access to the city centre and beyond.

This is a rare opportunity to acquire a substantial and characterful family home that blends period charm with impressive scale and modern convenience in a truly unrivalled location.



LOCATION

Morningside is a highly regarded and much sought-after residential area of the city, situated just under two miles south of Princes Street. An area which successfully combines city centre accessibility with a leafy suburban environment.

There is an excellent choice of local specialist shops, bars, restaurants and cultural facilities just a stones throw away.

The area is a highly sought-after location for families and professionals being in close proximity to Edinburgh University, the financial district and many of the city's independent schools including George Watson's College, George Heriot's, and Merchiston Castle School on the south side of the city.

Local recreation facilities include a swimming pool, The Dominion cinema and theatres.

The open spaces of Bruntsfield Links, the Meadows and Blackford Hill are all within easy walking distance, while The Braid Hills and the Pentlands are within a couple of miles.





Approximate Gross Internal Area
4882 Sq Ft - 453.54 Sq M
Garage: 738 Sq Ft - 68.56 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com
Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF
[knightfrank.co.uk](https://www.knightfrank.co.uk)



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