



8/2 Morningside Gardens

Edinburgh, EH10 5LA



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112sqm

EPC

C

AS Anderson
Strathern

8/2 Morningside Gardens

Edinburgh, EH10 5LA

Nestled in the heart of vibrant Morningside, this tastefully decorated top-floor flat occupies the second floor of a traditional three-story tenement comprising just three units.

Immaculately presented, the property boasts a welcoming entrance hall, spacious south-facing living room with a charming bay window and feature fireplace, a generous kitchen/dining room, three versatile bedrooms, a stylish bathroom, and a practical utility room.

Modern comforts include double glazing and a gas-fired combi boiler. Residents also enjoy access to a communal rear garden and benefit from storage at basement level, perfect for bikes, seasonal gear, or that extra box of winter jumpers. A perfect blend of classic character and contemporary living in one of Edinburgh's most desirable neighbourhoods.

Property features

- Sought-after location
- Tastefully decorated
- Communal garden
- Gas fired combi boiler
- Double glazing
- Bay window
- Feature fireplace





Location

Morningside is one of Edinburgh's most sought after residential districts and lies approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner, as well as a Marks & Spencer Food Hall and a Waitrose Supermarket on Morningside Road. Morningside is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows, which has excellent tennis courts, and Bruntsfield Links, which has a pitch and putt. Edinburgh city centre can be reached on foot in under 25 minutes and there is an excellent range of bus services on Morningside Road.

**Morningside Gardens,
Edinburgh,
Midlothian, EH10 5LA**



Approx. Gross Internal Area

1203 Sq Ft - 111.76 Sq M

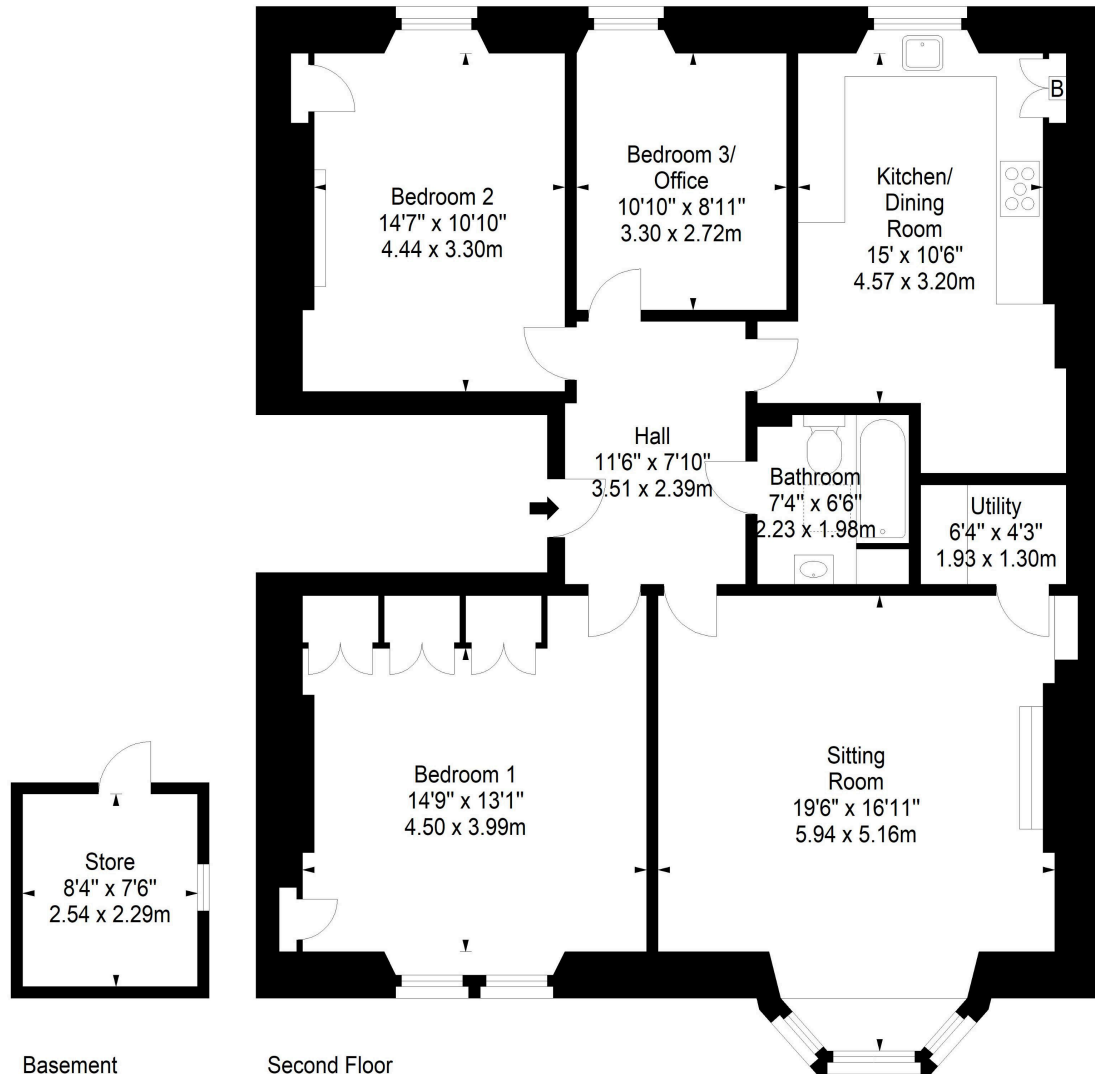
Store

Approx. Gross Internal Area

62 Sq Ft - 5.76 Sq M

For identification only. Not to scale.

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Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. Other items may be available through separate negotiation.

Council tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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