



4 Mansewood Court 52B Morningside Park  
Edinburgh, EH10 5HA

Hall  
Lounge  
Kitchen Diner  
2 Double Bedrooms  
1 Single Bedroom  
3-Piece Bathroom Suite  
Private Rear Patio  
Private Garage  
Factored by Myreside Management - Approx. £250 per quarter  
EPC: C  
Council Tax Band: F

An impressive three bedroom, ground floor flat forming part of an established modern development, quietly situated within the highly desirable residential area of Morningside. The property boasts bright and spacious accommodation in an enviable position within the building tucked away to the rear and side, with a glazed door in the lounge which provides direct access to a private patio and beyond to beautiful common gardens, as well as a private garage. The flat is offered to the market in move-in condition, and is a short journey to the south of Edinburgh City Centre, within walking distance of excellent local amenities making this an excellent home for a wide range of buyers

Accessed through a secure entry system, the property comprises: Welcoming hall with two storage cupboards. Well-proportioned lounge, which is the attractive 'hub' of the property, featuring a large picture window, an additional window to the side and the aforementioned patio door. Kitchen/Diner with contemporary fitted kitchen with dual aspect windows, base and wall-units providing ample storage and worktop space, and appliances including electric oven, ceramic hob, washing machine, tumble dryer, fridge freezer and dish washer. Two spacious double bedrooms with built-in wardrobes with mirrored sliding doors. Third single bedroom of good size, which could also be used as a home office or study. Family bathroom consisting of a modern three-piece suite including a shower over bath. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property benefits from a beautifully presented rear patio, which is great for enjoying a morning coffee in the sun, a private storage unit, a single garage for further storage/parking, and well-maintained shared grounds enjoying views of Blackford Hill. Additional visitor parking is also available.

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city bypass/central motorway network are all readily accessible.

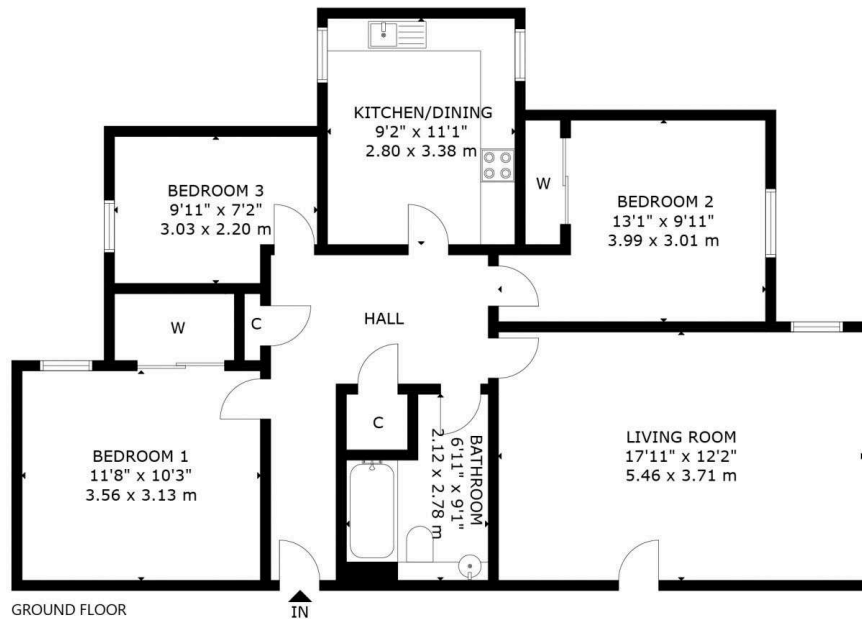












4 MANSEWOOD COURT, 52B MORNINGSIDE PARK, EH10 5HA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 862 SQ FT / 80 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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