

MORNINGSIDE
174/1 MORNINGSIDE ROAD
EH10 4PU



EPC RATING: E

OFFERS OVER £190,000



BRIGHT TWO BED FIRST FLOOR TRADITIONAL FLAT IN CENTRAL MORNINGSIDE - NOW REQUIRING MODERNISATION

With all the amazing amenities of Morningside on your doorstep, this two bed upper flat would make an ideal home for first time buyers wishing to put their own stamp on it, a young family wanting to get into a great school catchment or developers wanting to do an easy flip. The flat has a large sitting/dining room, two good sized bedrooms, kitchen, bathroom and rear courtyard access. Excellent transport links into the city centre so ideal for commuters.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Communal stairway shared with just one other flat and handy storage cupboard on the landing
- Hallway with large storage cupboard housing the combi boiler
- Sitting room with dining recess & open shelving
- Kitchen with range of units & appliances
- Two double bedrooms – one to front and one to rear – both with lots of high level storage
- Good sized bathroom with space for bath, sink & wc
- Gas central heating from combi boiler in the hall cupboard
- Double glazed windows
- Original wood flooring
- Communal rear courtyard with outdoor storage cupboard
- Residents' permit parking

LOCATION

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. Also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well renowned and the property is in the catchment for Bruntsfield & St Peters Primary Schools and Boroughmuir High School. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities and golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Hermitage of Braid, Braid Hills, Braidburn Valley Park and Blackford Hill & Pond. There is easy access both into & out of town via the numerous bus services, and out to the city bypass and the motorway network beyond.

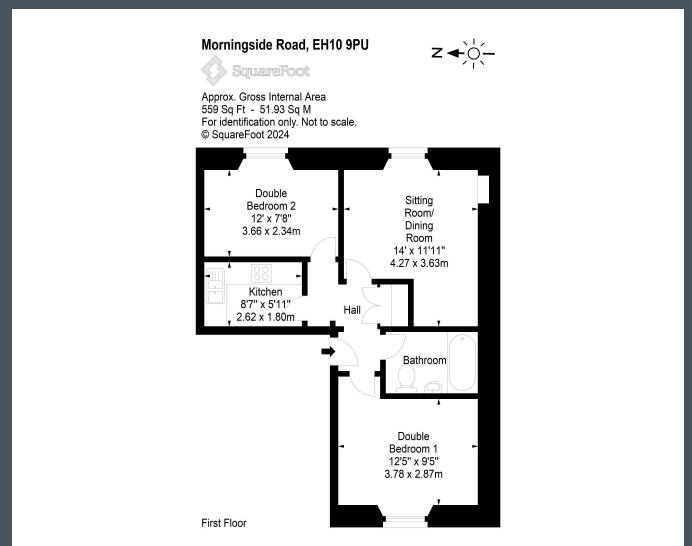
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, fridge & washing machine are included in the sale but warranty is excluded.

HOME REPORT VALUATION

£200,000

Sitting/dining room	14' x 11'11 (4.27 x 3.63m)
Kitchen	8'7 x 5'11 (2.62 x 1.80m)
Bedroom 1	12'5 x 9'5 (3.78 x 2.87m)
Bedroom 2	12' x 7'8 (3.66 x 2.34m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

