

MORNINGSIDE

40A MORNINGSIDE PARK
EH10 5HA



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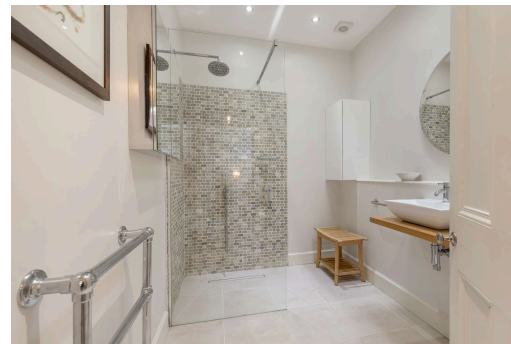


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EPC RATING: E

OFFERS OVER £720,000





STUNNING PERIOD FOUR BED DOUBLE UPPER IN PRESTIGIOUS MORNINGSIDE WITH ITS EXCELLENT SCHOOLS

This superbly presented, spacious apartment marries contemporary kitchen & bathroom fittings & interior design with a wealth of period features retained in this impressive Victorian Villa conversion. Located in a quiet street, a stone's throw from all the amazing amenities of Morningside, this immaculate property would make an ideal home for professionals or a family, being in the catchment for the ever-popular Bruntsfield Primary & Boroughmuir High Schools and a few minutes' walk from George Watsons. Excellent transport links can be found nearby, making it perfect for commuters, and there are a wonderful array of open spaces for leisure pursuits available a short walk away.

AREA

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, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. 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 & golf courses a short drive away. The property is well placed for walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there are two children's playpark naerby. There is easy access into town via the numerous bus services from the main road, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings (except dining area fixture), dual fuel range cooker with two ovens, seven ring gas burner & separate grill, cooker hood, dishwasher, microwave, fridge, freezer, wine fridge, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

£750,000



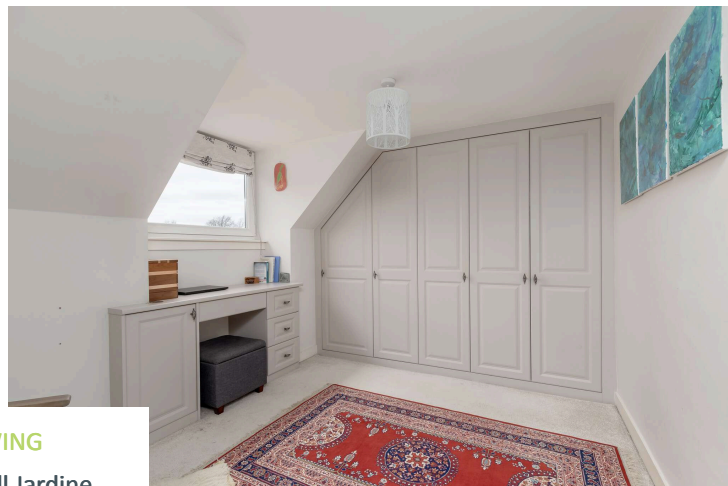
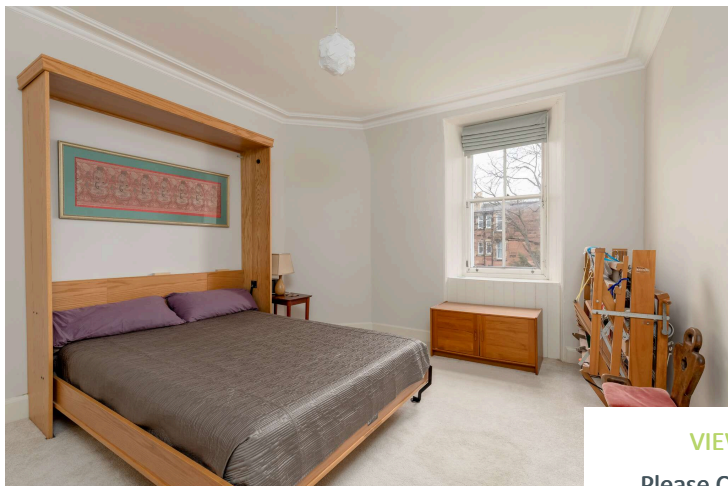


PROPERTY DESCRIPTION

- Grand private entrance with original tiled floor & good storage, leading to a handsome oak staircase up to the first-floor hallway with further storage, flooded with light from the cupola above
- Elegant, bright & spacious dual aspect southwest facing bay windowed living room with traditional fireplace with living flame gas fire
- Expansive open plan kitchen/dining room with a wide range of contemporary handleless units with Carrera marble worktops, a double Belfast sink with instant hot water tap, a dual fuel range cooker and high-end Neff integrated appliances. The room is spread across the rear of the property affording ample space for dining at the breakfast bar or entertaining at a large dining table
- Handy first floor cloakroom/utility room with wc and extensive fitted storage, washing machine, tumble dryer & pulley clothes airer
- Double bedroom 4, currently used as a study – perfect for working

from home

- Three good sized double bedrooms on the second floor, one with ample bespoke Sharps fitted storage and a matching dressing table
- Large family bathroom with designer fittings including a freestanding oval bath, wet room shower, wooden vanity sink unit with mirror, wc and additional storage
- Shower room with double walk-in shower with mosaic tiling, modern sink on wooden shelf & wc
- Gas central heating and zoned electric underfloor heating in the kitchen/diner, bathroom & shower room
- Mixture of primarily double and some single glazed wooden framed sash & case windows and upvc double glazed windows
- Residents' permit parking in the street (Zone S2)



VIEWING

Please Call Jardine

Phillips

0131 4466850



Living room 21'9" x 15'9" (6.63 x 4.80m)

Kitchen/dining room 25' x 13'3" (7.62 x 4.04m)

Bedroom 1 13'4" x 12'8" (4.06 x 3.86m)

Bedroom 2 13'3" x 11'10" (4.04 x 3.61m)

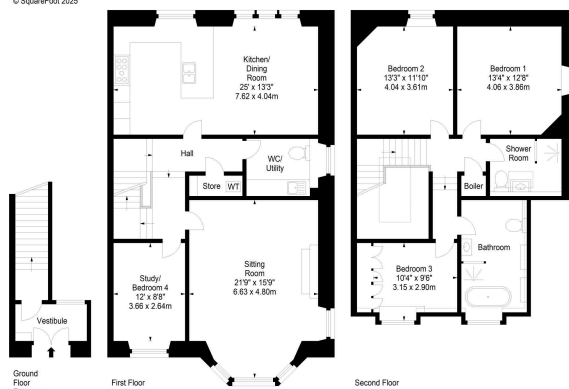
Bedroom 3 10'4" x 9'6" (3.15 x 2.90m)

Bedroom 4 12' x 8'8" (3.66 x 2.64m)

Morningside Park,
 Edinburgh,
 Midlothian, EH10 5HA

 SquareFoot

Approx. Gross Internal Area
 1949 Sq Ft - 181.08 Sq M.
 For identification only. Not to scale.
 © SquareFoot 2025



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.