

MORNINGSIDE
201/1 MORNINGSIDE ROAD
EH10 4QP



3



1



2

EPC RATING: D

OFFERS OVER £395,000

PROPERTY DESCRIPTION

- Long hallway with storage cupboard and study nook
- Bright bay windowed sitting room with Edinburgh press, cornicing & period fireplace
- Spacious kitchen/dining room with a wide range of white shaker style units & appliances, original open press, built in larder cupboard & space for a large dining table – ideal for entertaining family & friends
- Two double bedrooms with quiet outlook to the side
- One single bedroom currently used as a nursery
- Bathroom with double ended bath with feature glass bricks & mains shower, wooden vanity sink unit, wc & heated towel rail
- Gas central heating from combi boiler located in the kitchen with some designer radiators
- A wealth of period features including traditional timber sash & case windows, marble fireplace, fitted cupboards, cornicing & panel doors
- Well maintained communal rear garden
- Residents' permit parking

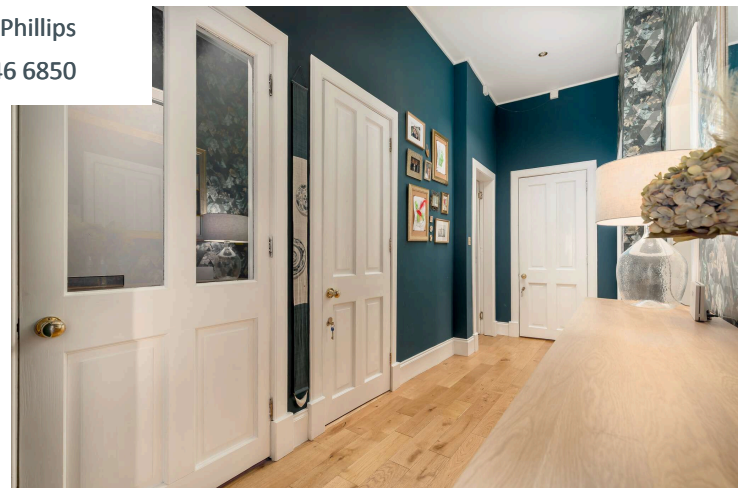
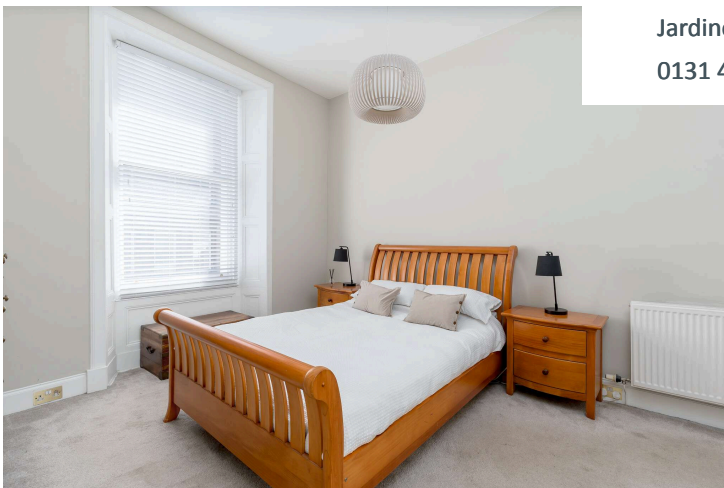


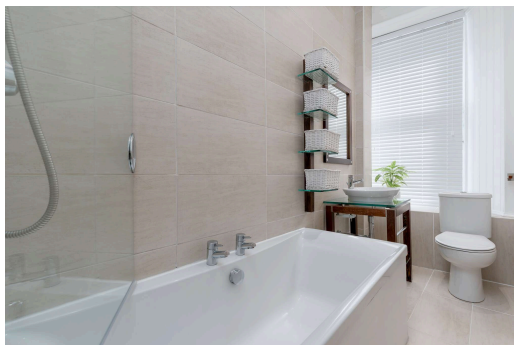
VIEWING

Sun 2-4 or Pls Call

Jardine Phillips

0131 446 6850





STUNNING THREE BED TRADITIONAL TENEMENT FLAT IN CENTRAL MORNINGSIDE LOCATION

This superb property has been beautifully updated to make a wonderful spacious home, with large contemporary kitchen/dining room with range cooker - perfect for entertaining, comfortable lounge, two double & one single bedrooms and modern bathroom. Located in the catchment for excellent schools making it ideal for young families. Would also suit professionals, sharers or first time buyers. A wonderful array of amenities & shopping on your doorstep and excellent transport links into the city centre

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 the new Canaan Lane, 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 also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access into town

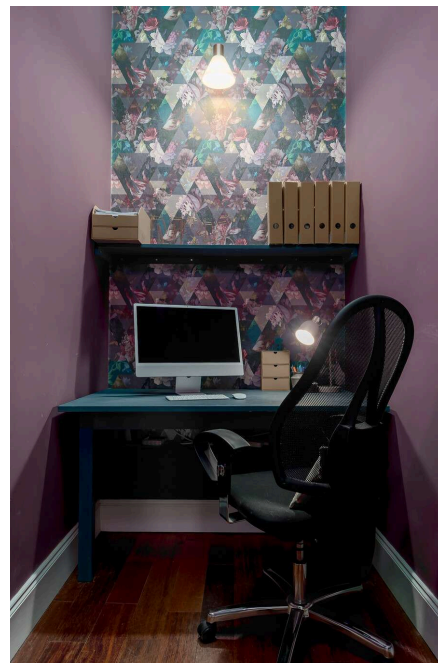
via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, range cooker, cooker hood, built in microwave, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£400,000

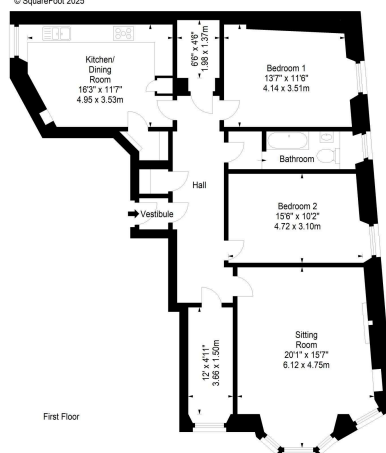


Sitting room	20'1 x 15'7 (6.12 x 4.75m)
Kitchen/dining room	16'3 x 11'7 (4.95 x 3.53m)
Bedroom 1	13'7 x 11'6 (4.14 x 3.51m)
Bedroom 2	15'6 x 10'2 (4.72 x 3.10m)
Bedroom 3	12' x 4'11 (3.66 x 1.50m)

Morningside Road,
Edinburgh,
Midlothian, EH10 4QP



Approx. Gross Internal Area
1161 Sq Ft - 107.86 Sq M
For identification only. Not to scale.
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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.

