

MORNINGSIDE

2F3 11 CHURCH HILL PLACE
EH10 4BE



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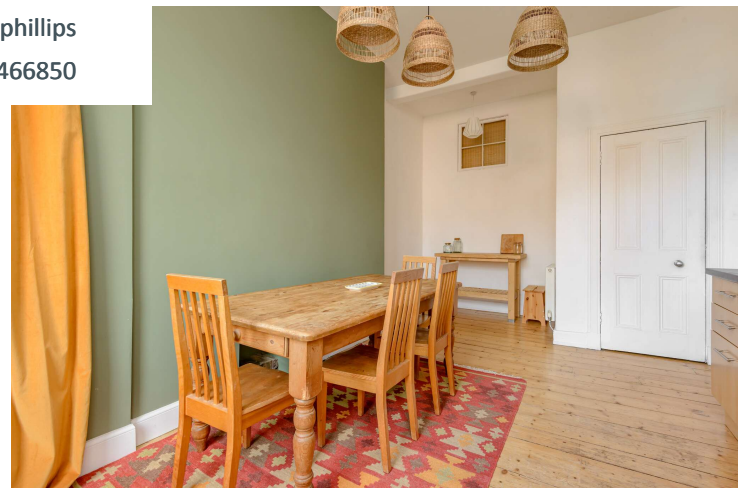
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EPC RATING: C

OFFERS OVER £280,000

PROPERTY DESCRIPTION

- Hallway with storage cupboard
- Bright, south facing bay windowed sitting room with feature fireplace & open Edinburgh press shelving
- Boxroom off living room – would make a great office or storage space
- Roomy kitchen/dining room with pantry cupboard, good range of wooden kitchen units & appliances, lots of space for dining table & chairs and feature lighting
- Handy utility room with window & space for washing machine
- Good sized double bedroom quietly located to the rear
- Modern bathroom with bath with thermostatic shower over, sink, wc, heated towel rail & tongue & groove panelling
- Gas central heating from condensing combi boiler located in kitchen/dining room
- Stunning period features including timber framed single glazed sash & case windows, stripped wood flooring, beautiful cornicing, panelled doors & traditional fireplaces
- Communal rear garden
- Residents' permit parking



VIEWING

Sun 2-4 or pls call

Jardine phillips

0131 4466850



BEAUTIFULLY PRESENTED, SPACIOUS ONE BED TWO PUBLIC ROOM SECOND FLOOR FLAT IN PRESTIGIOUS MORNINGSIDE

Located in the heart of very popular Morningside is this superb one bed property that has a wealth of period features and airy accommodation, including a large living room & kitchen/diner - ideal for entertaining - a good-sized bedroom and modern bathroom. With an excellent array of outdoor spaces, retail outlets, coffee shops, bars & restaurants on your doorstep, together with numerous bus services into the city centre, this would make an ideal home for first time buyers, young professionals or downsizers. Possibility to use as a two bed with open plan living/kitchen/dining room.

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 just a short drive away.

Hill & Pond, Hermitage of Braid & Braid Hills. There is easy access into town via numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£290,000



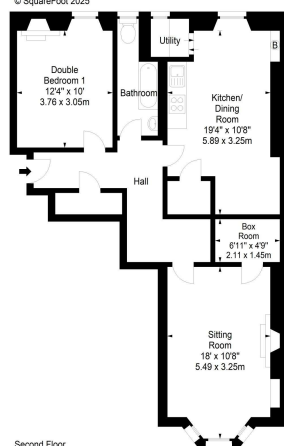
The property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford

Sitting room	18' x 10'8 (5.49 x 3.25m)
Kitchen/dining room	19'4 x 10'8 (5.89 x 3.25m)
Bedroom 1	12'4 x 10' (3.76 x 3.05m)
Boxroom	6'11 x 4'9 (2.11 x 1.45m)

Church Hill Place,
Edinburgh,
Midlothian, EH10 4BE



Approx. Gross Internal Area
805 Sq Ft - 74.76 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.

