

MORNINGSIDE

22/8 JORDAN LANE
EH10 4QZ



EPC RATING: D

OFFERS OVER £230,000



SUPERB ONE BED FIRST FLOOR TRADITIONAL FLAT IN POPULAR MORNINGSIDE

Located in this quiet cul de sac off Morningside Road is this good sized one bedroom flat with open plan living space and modern kitchen & shower room. The property would make an ideal home for a first time buyer, downsizer or investor being minutes from the hustle & bustle of the main road with its wide range of supermarkets, retail outlets, coffee shops, bars & restaurants, together with excellent transport links into the city centre. Also perfect for those that like the outdoors with lots of wide open spaces close by.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Spacious open plan living/dining/kitchen with feature fireplace with gas fire, space for a study, a great range of contemporary taupe coloured units & integrated appliances and a useful larder cupboard
- Utility space with further fitted units, a sink & washing machine
- Large double bedroom with range of mirrored fitted wardrobes
- Modern shower room with walk-in electric shower, wash hand basin & wc
- Gas central heating from wall mounted condensing combi boiler located in a cupboard accessed from the lounge
- Timber framed single glazed sash & case windows
- Well maintained shared rear garden
- Resident permit parking in the street
- Yearly payment of £??? for stair fund to cover maintenance of the garden & communal areas

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), speciality food stores, independent retailers, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are also a good range of gyms/leisure facilities and golf courses a short drive or bus ride away. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

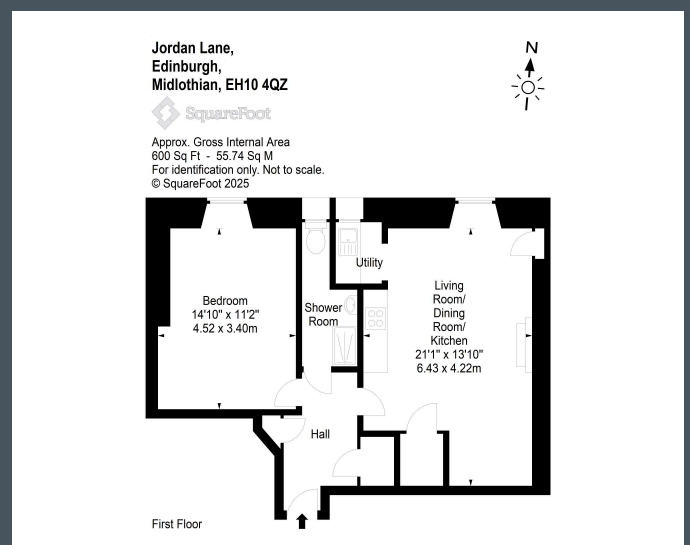
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, dishwasher, freestanding fridge freezer & washing machine, are included in the sale. The desk, wardrobe and shelving are also available.

HOME REPORT VALUATION

£230,000

Living/dining/kitchen 21'1 x 13'10 (6.43 x 4.22m)
Bedroom 1 14'10 x 11'2 (4.52 x 3.40m)



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.

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