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EDINBURGH, EH10 4SY



*SPACIOUS TWO BEDROOM FLAT IN
EDINBURGH'S POPULAR AREA OF MORNINGSIDE*



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McEwan Fraser Legal is delighted to present this two-bedroom generously proportioned second-floor flat in Edinburgh's popular Morningside area.

Inside the property comprises of a spacious living area that is flooded with natural light from the south-facing aspect and offers excellent space for free-standing furniture.







The fully equipped kitchen is well-fitted and accessed from the generous living/dining room and has an electric hob and fan oven.





There are two generously proportioned double bedrooms offering ample room for bedroom furniture.





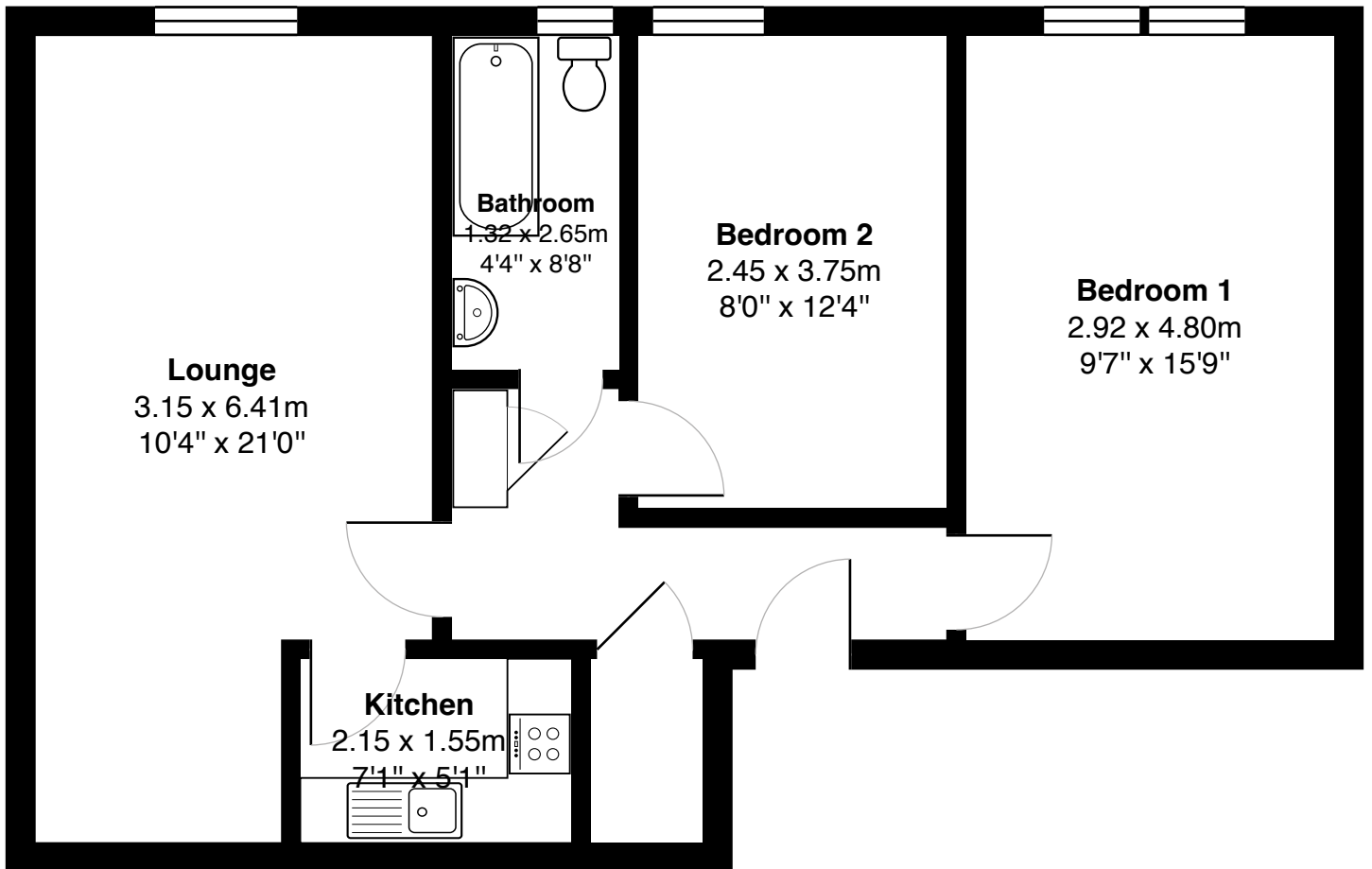
Bedroom 2





The bathroom is fitted with a three-piece bathroom suite with an electric shower over the bath.





Gross internal floor area (m²): 60m²

EPC Rating: C

Floor Plan



In addition to this, the property benefits from gas central heating, a communal rear garden, and a south-facing aspect. The current owners have maintained it well, making it an excellent home or buy-to-let property.



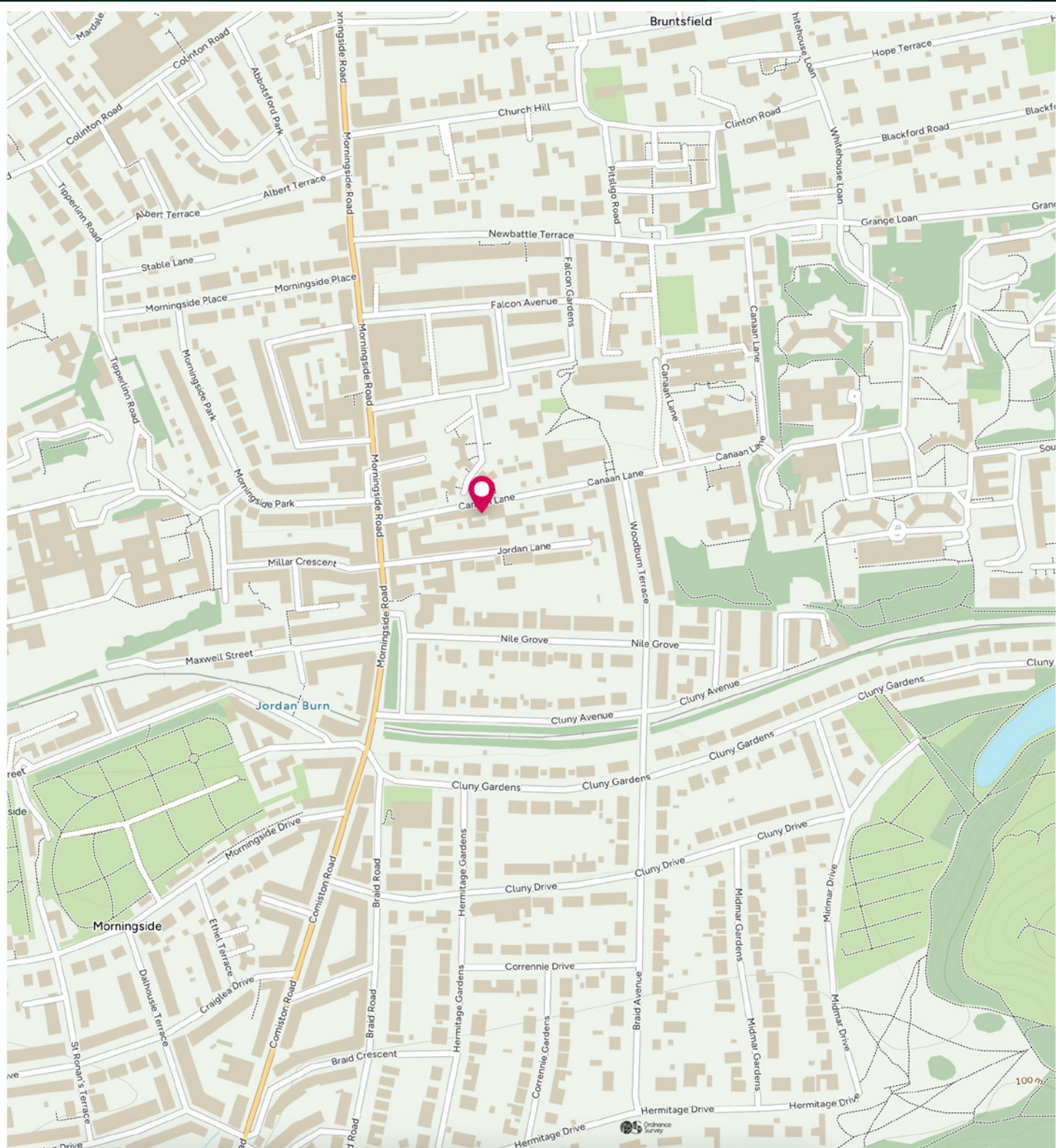


Morningside is one of Edinburgh's most sought-after residential areas, known for its blend of character, convenience, and community. Located just south of the city centre, this vibrant neighbourhood offers a perfect mix of urban amenities and a welcoming, village-like atmosphere. The area is well-regarded for its excellent school catchments, including South Morningside Primary School and Boroughmuir High School, both of which are highly rated for their academic standards.

Morningside boasts a diverse array of local shops, independent boutiques, and well-known retailers along its bustling high street. Supermarkets, including Waitrose and Marks & Spencer, cater to all your grocery needs, while a selection of artisan bakeries, cafes, and delis offer plenty of options for dining and takeaway treats. Landmarks such as the historic Dominion Cinema and the iconic Church Hill Theatre highlight the area's rich cultural offerings, and the nearby Braid Hills and Hermitage of Braid provide picturesque greenspaces ideal for walks, jogging, or simply enjoying nature. Well-connected by frequent bus services and close to key routes into the city centre, Morningside offers the perfect balance of accessibility, local amenities, and charm, making it a desirable place to call home.

The Location





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**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
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