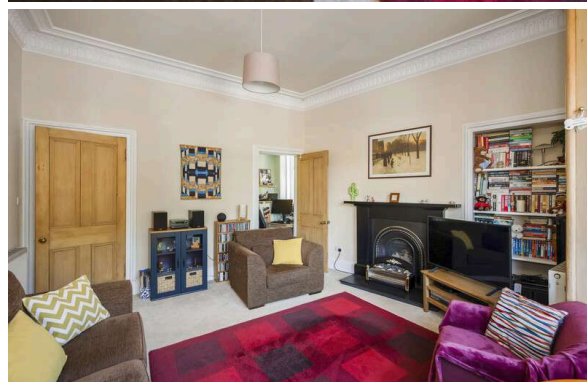




1/4 Belhaven Terrace  
MORNINGSIDE | EDINBURGH | EH10 5HZ

  
**warners**  
solicitors & estate agents





## 1/4 Belhaven Terrace

MORNINGSIDE | EDINBURGH | EH10 5HZ

Set on a quiet street in the heart of Morningside, is this bright and spacious first floor apartment. Surrounded by excellent amenities, quick transport links and vast open green spaces this property boasts ornate period features and a well-kept communal garden. The accommodation comprises a welcoming entrance hallway with storage cupboards, bright bay windowed living/dining room with feature fireplace, detailed cornicing and useful box room with window off - currently being utilised as an office, a generous fitted kitchen with attractive units and utility area, a well-proportioned double bedroom and the accommodation is completed by a stylish bathroom with electric shower over bath.

- Traditional tenement apartment
- Ornate period features
- Welcoming hallway with storage
- Bay windowed living/dining room with feature fireplace and timber framed sash and case double glazed safety glass
- Box room with window utilised as an office
- Fitted kitchen
- Spacious double bedroom
- Stylish bathroom with electric shower over bath
- Gas central heating and double glazing

EPC Rating C.

Extras include blinds, freezer, fridge, oven, hob, washing machine and dishwasher.

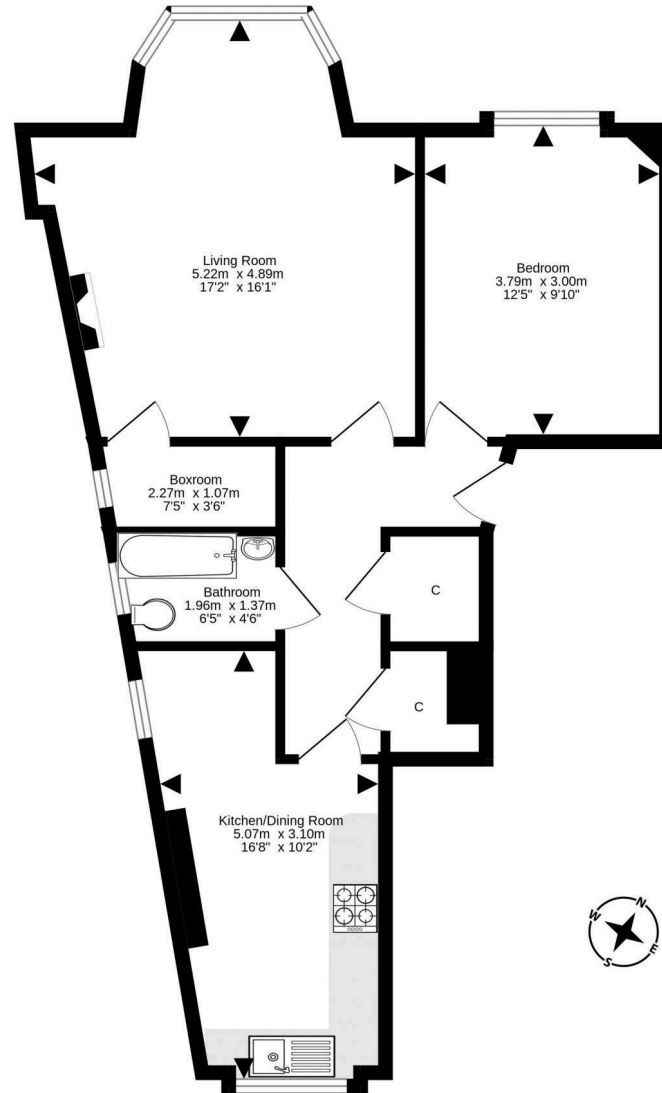
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Morningside is a sought after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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