



4/8 Belhaven Place
MORNINGSIDE | EDINBURGH | EH10 5JN


warners
solicitors & estate agents



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Exceptionally well presented, light and spacious two bedroom second floor flat forming part of an established development in a quiet position with lovely shared gardens and parking, yet with the excellent amenities on Morningside's main thoroughfare only a very short walk away.

The flat offers generously proportioned living space which is presented in immaculate order throughout. The flat is entered into an L shaped reception hall with 3 storage cupboards. The dual aspect living/dining room is spacious, and benefits from morning and afternoon sun.

The well-appointed fitted modern kitchen, with a good range of units, comprises an induction hob, oven and fan, washing machine, microwave, dishwasher and fridge/freezer.

Both bedrooms are well proportioned with integrated storage and a stylish bathroom completes the accommodation with shower over the bath, storage and a heated towel rail. The property further benefits from gas central heating, double glazing, mature landscaped communal gardens and a private allocated parking space.

- Highly-sought after residential area
- Bright and spacious living/dining room
- Well equipped modern kitchen
- Two double bedrooms with storage
- Bathroom
- Entrance hall with good storage
- Gas central heating and double glazing
- Security entryphone system
- Beautifully kept shared gardens
- Private allocated parking space
- Good transport links

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, fixed light fittings, fitted flooring, bedroom curtains, integrated and freestanding kitchen appliances will be included in the sale. All systems, appliances and extras included in sale are sold as untested and unwarranted. EPC rating B.

The property is located in the highly regarded Morningside area of Edinburgh, which lies a short distance to the south of the city centre. Morningside 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. An excellent choice of facilities are on offer including a Waitrose and Marks & Spencer Foodstore, post office, banks and specialist shops. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatre and cinema. Schooling is well represented from nursery to senior level, and the central universities are easily accessible. For the walking enthusiast, pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. An efficient public transport system operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also





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Approx. Gross Internal Area
774 Sq Ft - 71.90 Sq M
For identification only. Not to scale.
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