



408/7 Morningside Road
MORNINGSIDE | EDINBURGH | EH10 5HY

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Nestled in the highly sought-after area of Morningside, Edinburgh, this stunning two bedroom, top floor flat seamlessly blends traditional charm with contemporary comforts. Upon entering, you are greeted by a bright and airy bay-windowed living room, featuring a beautiful fireplace that serves as a focal point. This room offers a picturesque view of the surrounding area, allowing ample natural light to flood in, enhancing the warm and inviting atmosphere.

Adjoining the living room is a versatile box room, perfect for a home office, providing a quiet and private space ideal for work or study. The property further impresses with its spacious dining/living room, a perfect space for both entertaining and everyday living. The room is adorned with striking dark blue units, adding a touch of elegance, and a charming window seating area where you can relax and enjoy the view.

The flat boasts two generously sized double bedrooms, each offering a serene retreat with ample space for storage and comfort. The contemporary family bathroom is neutrally decorated, featuring modern fixtures and fittings, creating a sleek and calming environment.

Externally, residents can enjoy access to a well-maintained communal garden, providing a peaceful outdoor space for relaxation or socialising. This beautiful flat, with its blend of traditional features and modern touches, offers a delightful living experience in one of Edinburgh's most desirable neighbourhoods. In brief it comprises -

- Welcoming hall.
- Bay windowed living room with fireplace and pleasant view.
- Versatile box room, perfect for a home office or study.
- Beautiful kitchen/dining room with striking blue units and window seating.
- Two, spacious double bedrooms.
- Contemporary family bathroom with shower over bath.
- Gas central heating.
- Communal garden.
- On street, permit parking.

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

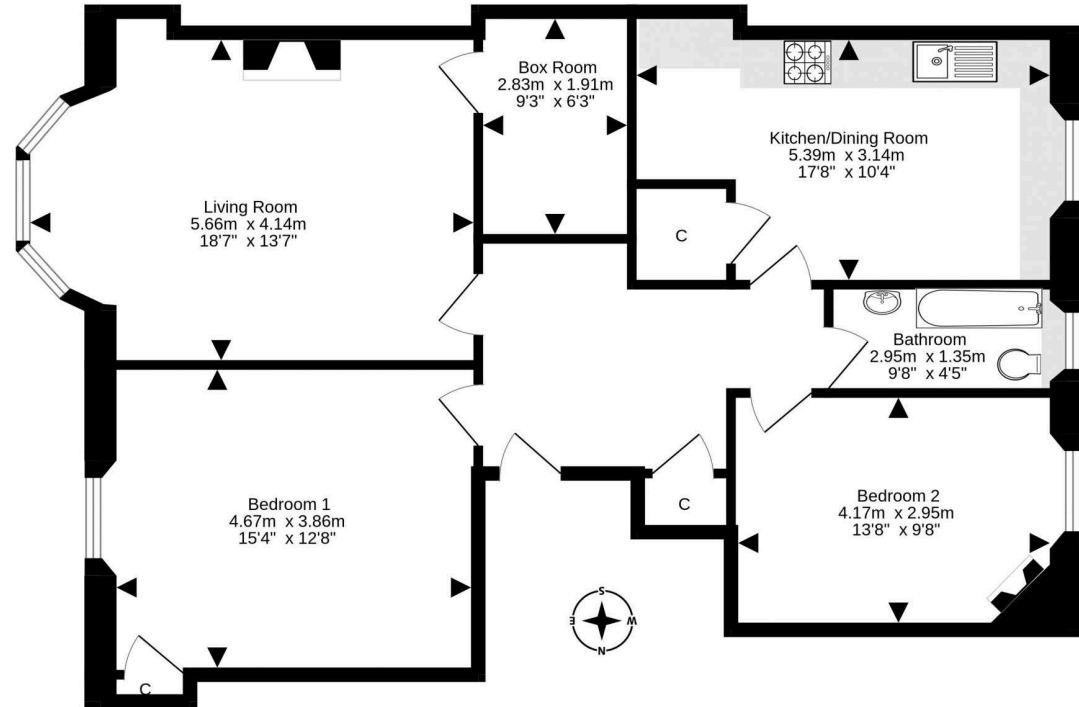


Included in the sale will be all blinds, curtains, the fridge-freezer and cooker, and the large wardrobe in the bedroom.

EPC rating is C.

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. Made with Metropix ©2024

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