



249/7 Morningside Road
MORNINGSIDE | EDINBURGH | EH10 4QU

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solicitors & estate agents



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Bright and spacious top floor apartment set in a traditional tenement building in the heart of Morningside surrounded by excellent amenities and quick transport links. Boasting a well-kept communal garden and gas central heating this well presented property would make an ideal buy in a highly sought-after location. The accommodation comprises; a welcoming entrance hallway with storage, bright living/dining room with decorative fire and fire surround, Edinburgh press and traditional coving, spacious dining kitchen with attractive units, integrated appliances and pantry cupboard, large double bedroom, generously sized box room currently dressed with a double bed, and the flat is completed by a modern shower room with electric shower cubicle, vanity sink unit and back-lit mirror.

- Top floor apartment offering flexible accommodation
- Welcoming hallway with storage
- Bright and spacious living/dining room
- Contemporary dining kitchen
- Large double bedroom
- Flexible box room currently set up as a double bedroom
- Modern shower room with electric shower
- Gas central heating
- Security entry system
- Well-kept communal garden
- On street permit parking

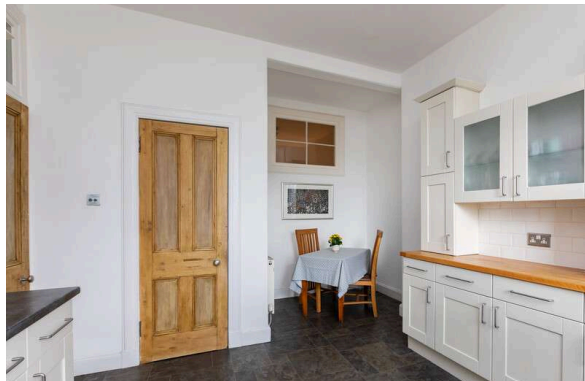
Included in the sale will be the curtains and mirror above fireplace in the lounge; the full length mirror in the hall; the full length mirror and chest of drawers in the boxroom; the triple wardrobe, chest of drawers and full length mirror in the bedroom; the washing machine, dishwasher, oven, hob, fridge freezer and roller blind in the kitchen. The bed settee in the living room will be available by separate negotiation. Please note that the lounge ceiling light will be removed and replaced prior to sale, and that kitchen extractor is not currently operational.

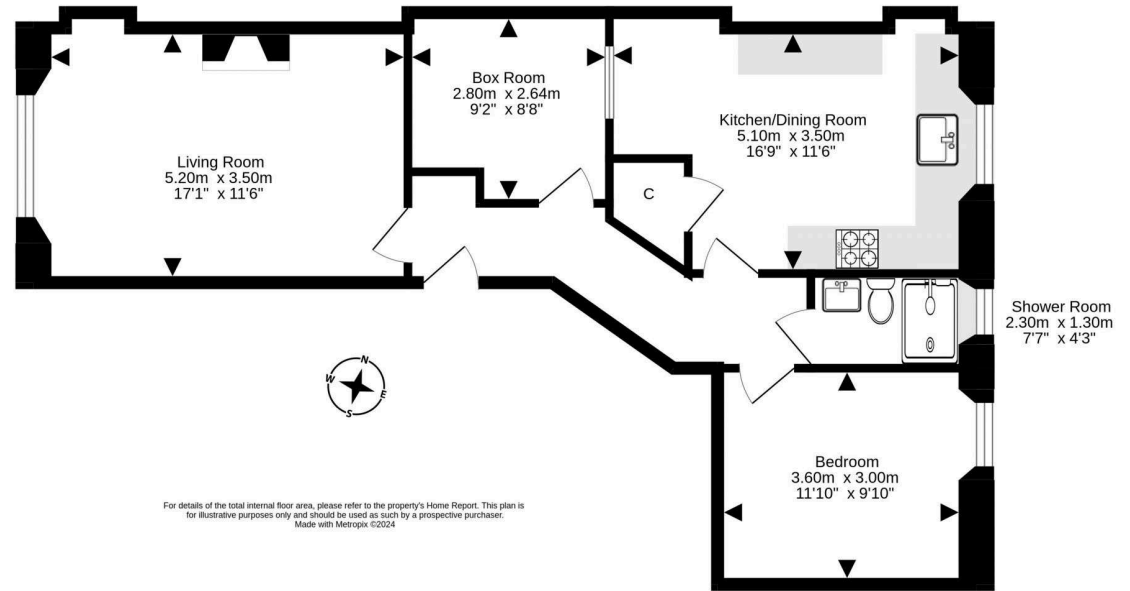
EPC Rating D.

PRICE & VIEWING: Please refer to our website, 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.





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