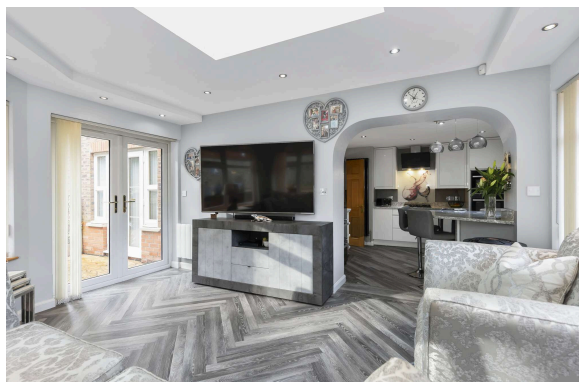




131 Meadowspot
MORNINGSIDE | EDINBURGH | EH10 5UY


warners
solicitors & estate agents





131 Meadowspot

MORNINGSIDE | EDINBURGH | EH10 5UY

Nestled in a tranquil cul-de-sac beside the picturesque Easter Craiglockhart Hill Local Nature Reserve, this beautifully presented detached family home offers an exceptional blend of space, style, and comfort.

Situated in the highly sought-after Morningside area, just south of the city centre, this stunning five-bedroom property provides the perfect setting for modern family living. Thoughtfully designed, the home boasts a spacious living room with elegant doors opening onto a private rear patio, a bright conservatory/dining area ideal for entertaining, and a well-appointed dining kitchen. Additional living spaces include a versatile family/garden room, a practical utility room, and ample storage throughout.

The property features five generously sized bedrooms, including a luxurious master suite with an en-suite bathroom. A stylish family bathroom, a contemporary shower room, and a convenient downstairs cloakroom complete the accommodation.

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



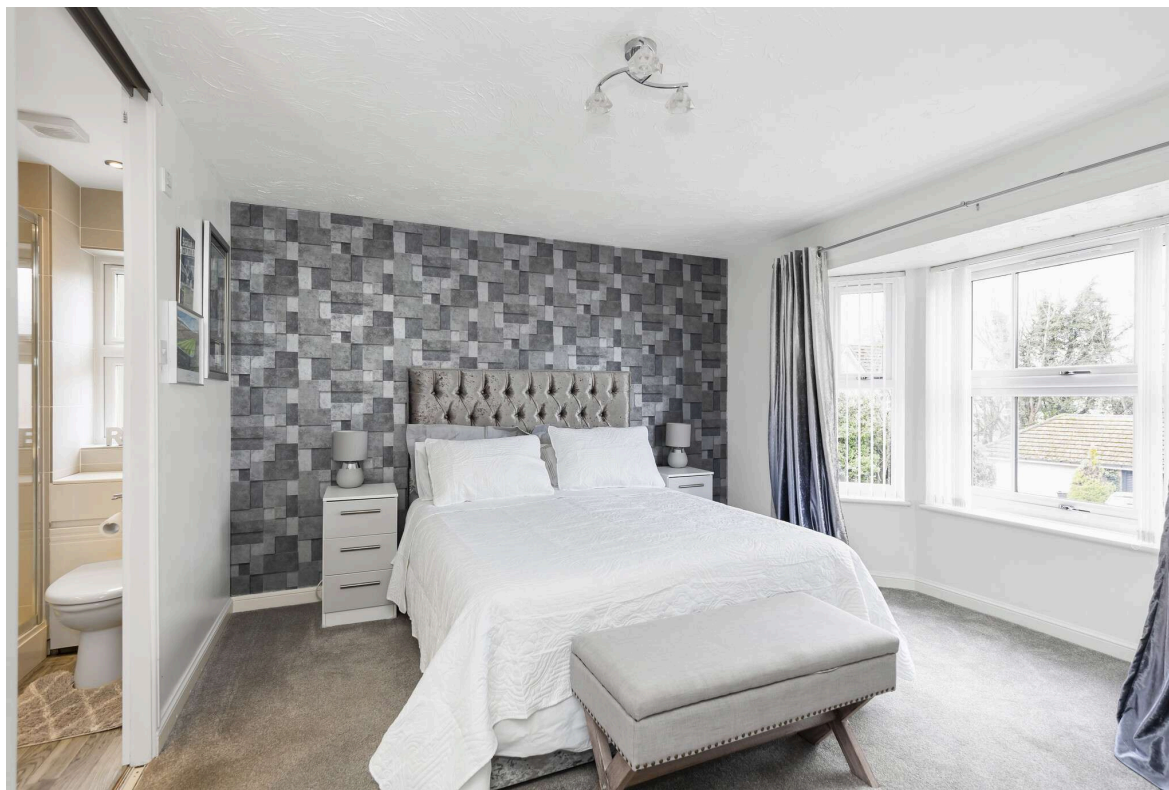


Outside, the beautifully landscaped front and rear gardens provide a serene escape, while the double garage and spacious three-car driveway ensure ample parking. This exceptional home offers the perfect combination of city convenience and natural tranquility, making it a rare find in one of Edinburgh's most desirable neighborhoods.

EPC C, Council tax G. Factor is covered by Hacking & Paterson to cut & maintain green areas and this costs approx £120 a year.

Extras included in the sale are all fittings and fixtures, American style fridge freezer, hob, double oven, dishwasher, washing machine, and microwave.

- Prime Morningside location near nature reserve
- Spacious 5-bed home with multiple living areas
- Two double bedrooms boast en-suit bathrooms
- Landscaped gardens front and rear
- Modern interiors with stylish kitchen and bathrooms
- Double garage & 3-car driveway
- Quiet cul-de-sac, close to city center
- Gate in back garden provides access to nature trail and leads directly to Craiglockhart sports center



The subjects are 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 amenities is 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, theatres and cinemas. Schooling is well represented from nursery to senior level, with Napier University on hand for the more mature student. 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 within easy reach.





