



216 2F1 Morrison Street
HAYMARKET | EDINBURGH | EH3 8EA

warners
solicitors & estate agents



216 2F1 Morrison Street

HAYMARKET | EDINBURGH | EH3 8EA

Well presented two-bedroom apartment forming part of a traditional tenement in the popular Haymarket district of Edinburgh, just west of the city centre.

The living/dining room is of an excellent size and is highlighted by a stunning traditional mantelpiece and makes for an excellent space for relaxing with family, or entertaining friends. Both bedrooms are well sized doubles, with either room having the potential to be used as a home office, study or gym, giving the property a good degree of flexibility. A kitchen, shower room and separate WC complete the internal accommodation.

Outstanding local amenities include a range of stylish bars and restaurants, and Princes Street is within easy walking distance.

Offering easy access to outstanding public transport links, this fantastic apartment will hold immense appeal to first time buyers, couples, and young families as well as holding investment potential, so early viewing is highly recommended.

- Two bedroom apartment
- Desirable location
- Bright south west facing living/dining room
- Outstanding local amenities
- Easy access to public transport links
- Kitchen
- Two double bedrooms
- Shower room
- WC
- Communal garden
- Permit parking

There are no factoring charges associated with this property.

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



Washing machine, oven, hob, dishwasher and blinds in bedroom included in sale. Other items can be available by separate negotiation.
EPC Rating D.

Haymarket is a popular residential area to the west of the city centre within walking distance of the West End's retail and commercial centre and the city centre. Haymarket has undergone significant redevelopment and offers a superb range of local shops, cafes and deli's. There are excellent recreational facilities nearby including; the Union Canal walkway and cycle path at Edinburgh Quay; and also the Fountain Park Leisure Complex at Fountainbridge whilst the area will soon benefit from the new 'Qmile' development which is set to feature exciting retail and leisure space. There are great transport links with Haymarket rail station being perfect for commuters and the benefit of the tram link into the city centre and to Edinburgh International Airport, there are also numerous buses that provide swift access in an around the City. By car main roads heading west connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.



