



47 Jordan Lane
MORNINGSIDE | EDINBURGH | EH10 4QX



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Situated in the heart of the sought-after Morningside district, 47 Jordan Lane offers a delightful one-bedroom main door flat that perfectly blends comfort and convenience. This lovely home is presented in excellent decorative order throughout and retains some lovely period features, the property spans approximately 55 square metres and is an ideal choice for first-time buyers, couples, small families, investors, or those seeking a pied-a-terre in Edinburgh.

Features:

- **Welcoming entrance:** Traditional and stylish main door, with double door and 2 steps up to the hallway
- **Spacious bedroom:** The room bathes in natural light at the front of the property and features a generously sized bedroom with ample storage space that ensures a restful retreat. It has pleasing traditional features such as twin windows, ornate cornicing and a gas fireplace
- **Well-Equipped large kitchen/dining/living:** At the rear of the property is the stylish dining kitchen providing access onto a decking and shared rear garden. The kitchen includes all essential appliances including gas hob, oven and fan, integrated dishwasher and under the counter fridge freezer, as well as traditional washing pulley,
- **Utility:** Off the kitchen is a small utility with washing machine and under counter freezer as well as the boiler.
- **Cosy living room:** Decorated in calming blue tones this adaptable space provides excellent flexibility, perfect as a cozy sitting room, a quiet study, or an additional snug.
- **Traditional bathroom:** The bathroom includes a traditional and elegant bath with feet, with the benefit of the shower over the bath and a heated towel rail.

The property offers the potential for reconfiguration, allowing for the creation of a second bedroom, subject to necessary consents. The property is smart home-ready currently featuring Ring doorbell, Nest thermostat and smoke detector, Blink security camera. Early viewing is highly recommended.

Included in the sale will be the integrated fridge, dishwasher, oven and hob. Other items may be available by separate negotiation.

EPC Rating C. Council Tax band D.

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



Morningside is a highly desirable area located just south of Edinburgh's city centre. Renowned for its vibrant atmosphere, it offers some of the city's best shopping, particularly for those looking for high quality restaurants and independent coffee shops, a variety of entertainment options including the Churchill theatre, and the beautiful traditional Dominion multi-screen cinema. The area also benefits from excellent public and private schooling. For outdoor enthusiasts, the nearby Blackford and Braid Hills, Hermitage of Braid, and Braidburn Valley Park provide scenic walking routes and green spaces.

Morningside is well-connected, with frequent public transport services offering easy access to the city centre and beyond. The city bypass is also within close reach, linking to major motorway networks.

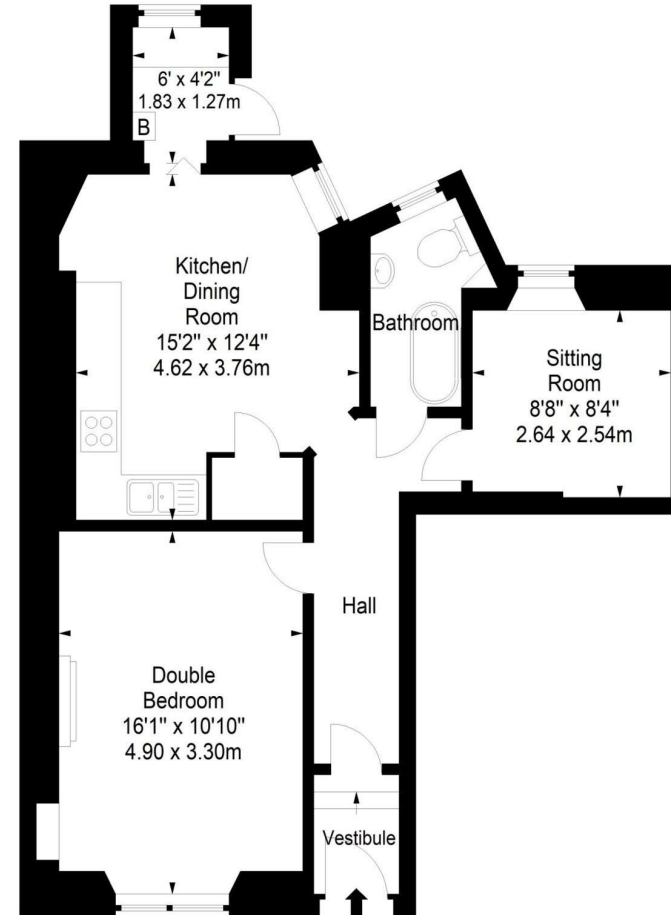




Jordan Lane,
Edinburgh, EH10 4QX



Approx. Gross Internal Area
593 Sq Ft - 55.09 Sq M
For identification only. Not to scale.
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Ground Floor

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