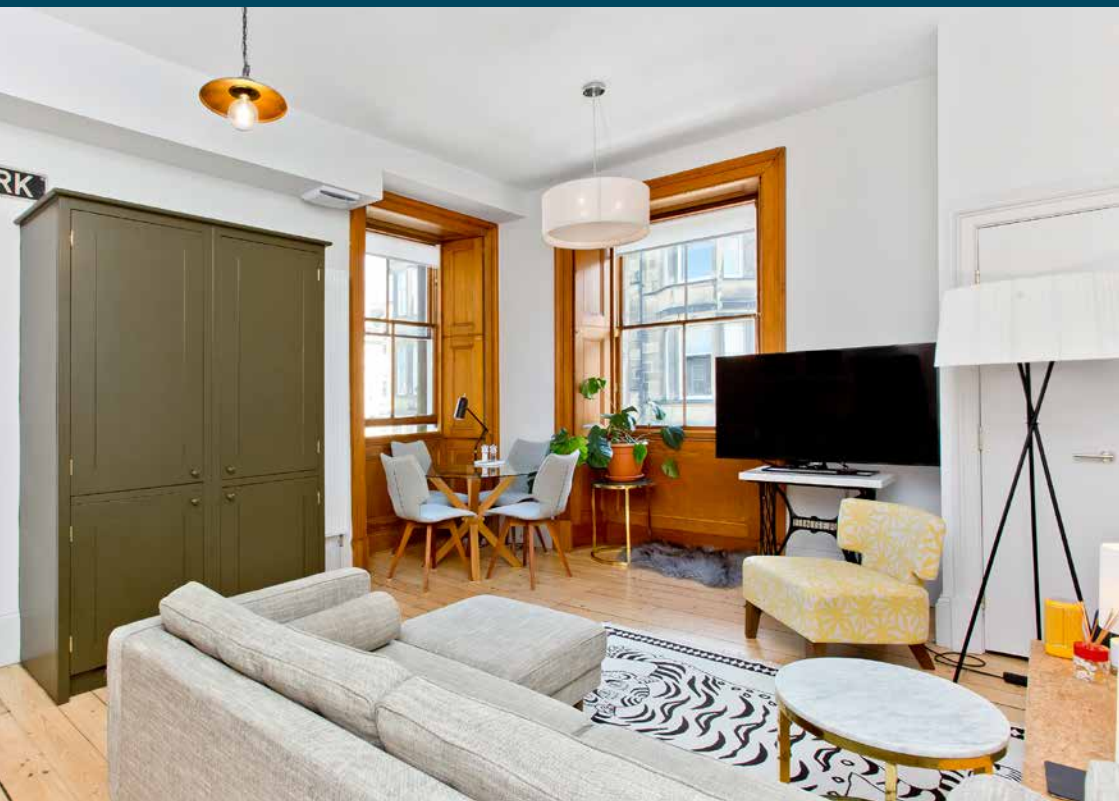
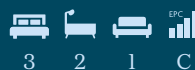


COULTERS[®]

Flat 2Fl, 19 Abbotsford Park
Morningside, Edinburgh
EH10 5DZ



Forming part of the Merchiston and Greenhill conservation area to the south of Edinburgh city centre, this second floor traditional flat is enviably located in highly sought-after Morningside, within strolling distance of all this vibrant, cosmopolitan area has to offer.



Boasting three double bedrooms, contemporary open-plan living space, delightful scenic views and access to shared front and rear gardens, the stylishly presented property represents a desirable city home.

Accessed via a secure shared entrance and a stairwell, the front door opens into an entrance hall, presented with airy neutral décor and stripped pine flooring, which flows into the flat's impressive open-plan living accommodation. Here, corner-set sash and case windows, framed by handsome timber panelling and original working shutters, yield delightful Morningside views and create a perfect, intimate setting for a dining table and chairs, whilst generous, versatile floorspace is available for everyday living and relaxation. Supplemented by built-in storage, the sociable area flows seamlessly towards a stylish kitchen, defined by Shaker cabinets, chunky timber worktops and a ceramic Belfast sink, and equipped with an integrated oven, a gas hob, a stainless-steel splashback panel, a statement extractor hood and a dishwasher, whilst a fridge/freezer is discreetly integrated within a separate matching locker and a washer/dryer is located in a walk-in cupboard in the hall.



“...The sociable area flows seamlessly towards a stylish kitchen, defined by Shaker cabinets, chunky timber worktops and a ceramic Belfast sink...”



The property comprises:

- Second floor traditional flat
- Sought-after city location
- Within conservation area
- Delightful open views
- Secure shared entry
- Entrance hall with storage
- Open-plan kitchen/living/dining room
- Three double bedrooms
- Stylish en-suite shower room
- Contemporary three-piece bathroom
- Shared front and rear gardens
- Controlled parking (Zone S2)
- Gas central heating throughout



All enjoying a favourable sunny outlook, three elegantly proportioned double bedrooms feature the handsome period windows and classic, understated décor of the living space and are also carpeted for optimal comfort.



The master bedroom enjoys its own deluxe en-suite shower room and wonderful open views towards the Pentland Hills, whilst the second, versatile sleeping area incorporates a useful home office area with built in fitted storage. The remaining bedroom is currently being creatively utilised as a second, comfortable reception space.



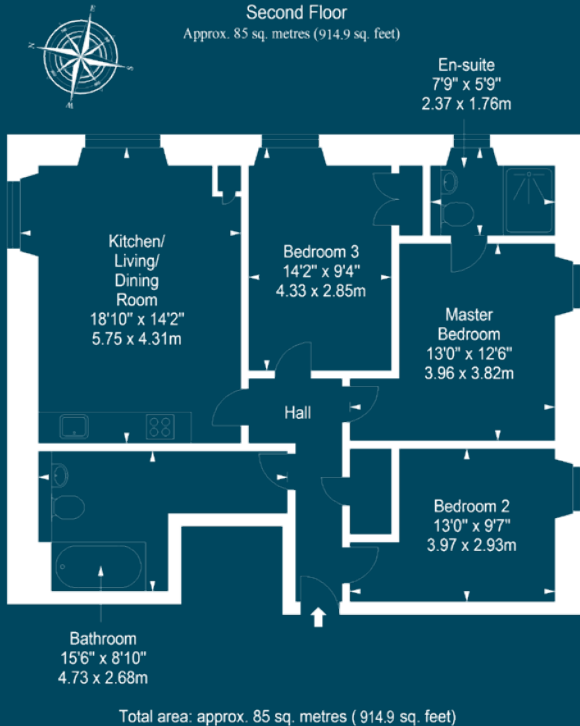
Finally, a stylish bathroom features on-trend metro and geometric tiling, a large, wall-mounted mirror, a chrome ladder-style radiator, a bath with a vintage-style fitted shower head and handset, a WC and a pedestal sink. Gas central heating is found throughout.



Externally, the home benefits from a well-maintained front garden and an enclosed, walled rear garden, shared only with the building's three other flats. Controlled parking is available in the locale with a residents' permit (Zone S2).

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances and a washer/dryer.





Location

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique "small-town" feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it's just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

WELCOME HOME [©]

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Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.