

COULTERS<sup>©</sup>

# 38A FLAT, 1 MORNINGSIDE PARK

MORNINGSIDE, EDINBURGH, EH10 5HA

2 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Enjoy a desirable location with this two-bedroom first floor property forming part of a traditional semi-detached Victorian villa in the prestigious Morningside area of Edinburgh. It boasts contemporary interiors and original period features as well as a peaceful private garden.

Inside, an impressive open plan living/kitchen and dining room forms the heart of the home and boasts views to the Pentland Hills. This stunning room has a large bay window which comfortably accommodates a dining table, high ceilings, cornicing and a fireplace with working open fire. The modern, fully fitted kitchen has been very well-designed with quality integrated appliances, pull-out pantry style cupboards, under unit lighting and quartz worktops and splashback. There is a very generous double bedroom quietly positioned to the rear of the property with built-in wardrobes, and a second double bedroom next door which is currently used as a study. The stylish shower room has statement tiling, wood panelled walls and modern sanitaryware.

## KEY FEATURES

 First floor flat within Victorian villa

 Beautiful, private, front garden

 Highly desirable, peaceful setting

 Two double bedrooms

 Permit parking available

 Minutes from Morningside shops & restaurants



There is gas central heating and the windows, which have been recently refurbished, are of a single glazed sash and case design.

The property benefits from a well-kept private front garden with beautiful mature tree, well-stocked borders and a lovely paved seating area. There is a lockable outdoor store and an outdoor tap to assist with tending to the garden.

Permit and pay and display parking is available on the street.





## THE LOCAL AREA

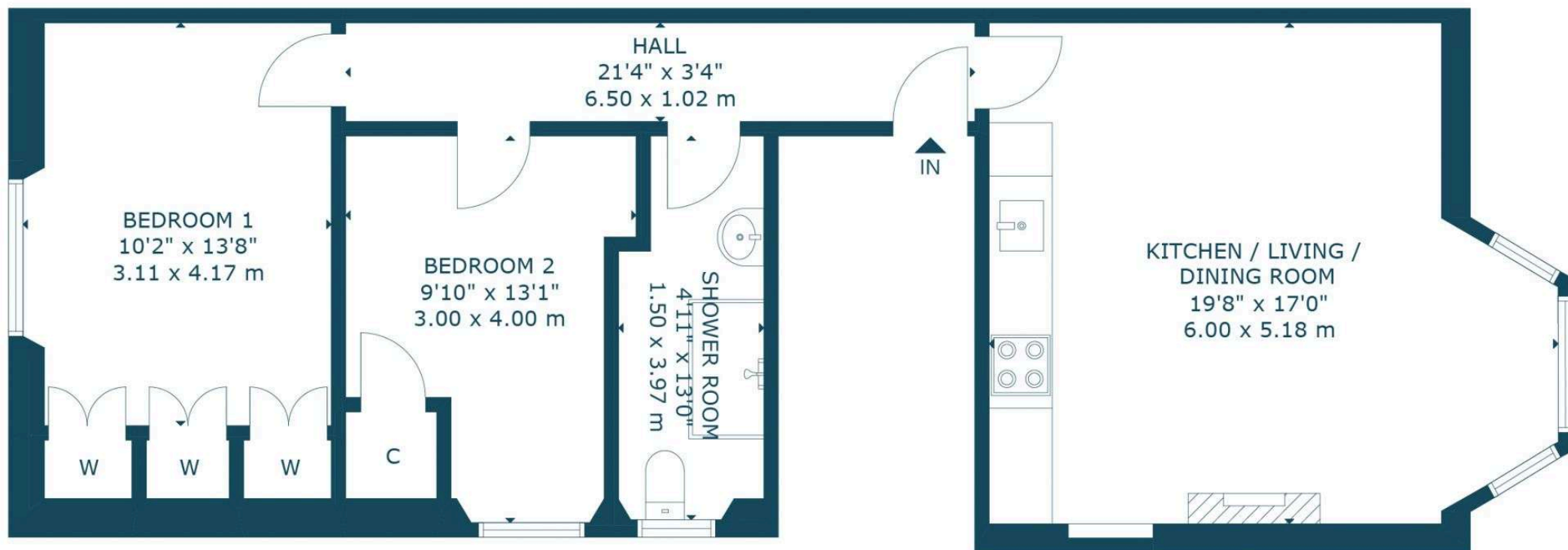
Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including arguable Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is known for a high quality of schooling on offer both at primary and secondary level and is ideally situated for access to Napier University, the University of Edinburgh and the College of Art which are all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

## EXTRAS

All blinds, light fittings, fitted floor coverings and white goods are included in the sale price. Other items of furniture may also be available.





FIRST FLOOR

38A FLAT 1, MORNINGSIDE PARK, MORNINGSIDE, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 726 SQ FT / 67 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.