

COULTERS[©]

FLAT 11, 7 CHURCH HILL

MORNINGSIDE, EDINBURGH, EH10 4BG

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Flat 11, 7 Church Hill is an extremely bright and spacious 3 bedroom top floor flat offering wonderful views towards the Pentland Hills. The property is situated in the highly desirable area of Morningside with an abundance of excellent amenities within a short walk including cafes, restaurants, bars and supermarkets.

The property forms part of a modern building which has lift access, underground parking and a lovely communal garden.

KEY FEATURES



Superb top floor flat with views to the Pentlands.



Three double bedrooms, two with ensembles.



Well maintained communal gardens and balcony.



Allocated parking space in underground car park.



Lift access.



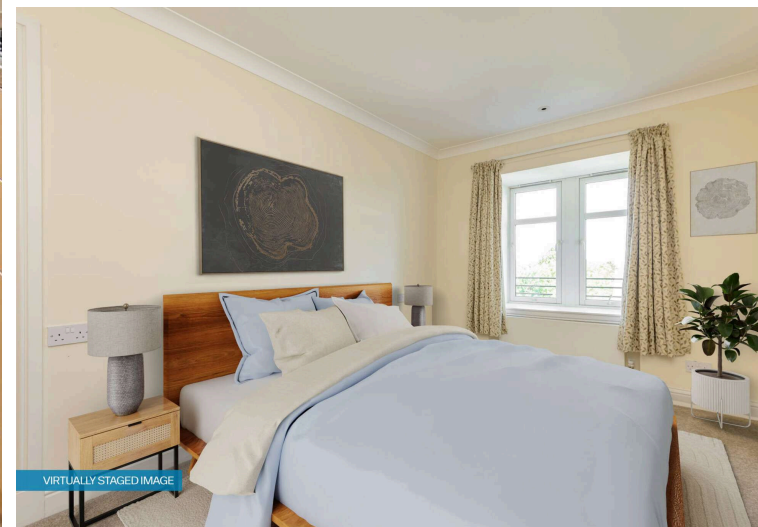
Excellent location within a short walk of amenities.



EPC Rating - C



Council Tax Band - G



ACCOMMODATION

The accommodation comprises - vestibule with storage cupboard; wide entrance hall with cupola over and two storage cupboards; large sitting/dining room with 4 large windows offering stunning views to the south; kitchen/breakfast room with fitted units and space for a table/breakfast bar; utility room with ceiling mounted drying rack; principal bedroom with fitted wardrobes, French doors to a balcony and an ensuite bathroom; double bedroom 2 with fitted wardrobe and ensuite shower room; double bedroom 3 with fitted wardrobe; and WC.





OUTSIDE SPACE

To the rear of the property is a lovely shared garden which is maintained regularly as part of the factoring arrangement. It offers a large central lawn surrounded by established flower beds and various seating areas.

There is a balcony off the principal bedroom.

PARKING

The property has an allocated parking space in the underground garage, which has some storage to the rear of the space.

Further visitor parking is available to the front of the building.

EXTRAS

All blinds, curtains, light fittings and floor coverings are included in the sale price as are the kitchen and utility room appliances.

The building and grounds are managed by Trinity Factors. Annual factoring fees are approximately £2,000 and include building insurance.







THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside, and neighbouring Bruntsfield, offer an abundance of local amenities including a Tesco, Waitrose and a Marks and Spencer Foodhall.

We highly recommend a visit to the family owned Dominion Cinema and Piggs Restaurant in Bruntsfield and the Churchill Theatre is just around the corner.

For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid and Bruntsfield Links/The Meadows are nearby.

It is ideally situated for Napier University's Merchiston Campus, Kings Buildings and Edinburgh's Financial District.

The property is situated within the catchment area for the highly regarded Bruntsfield Primary School, St Peter's RC Primary School and Boroughmuir High School. George Watson's College is also within a short walk.

Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.



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HOME REPORT VALUATION: £780,000

Church Hill,
Edinburgh,
Midlothian, EH10 4BG



Approx. Gross Internal Area
1576 Sq Ft - 146.41 Sq M
For identification only. Not to scale.
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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.