

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE
8A HERMITAGE GARDENS
EH10 6DL



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EPC RATING: D

OFFERS OVER £570,000

PROPERTY DESCRIPTION

- External staircase to the private access to the side, leading to a grand staircase up to the first floor hallway with a handy storage cupboard
- Spacious, elegant sitting room with an array of period features including a stunning marble fireplace, and lots of space for relaxing with lovely treetop views
- Large twin windowed kitchen/dining room with great range of cream shaker style units & appliances, wooden flooring and space for dining overlooking the views to the rear
- Principal bedroom with fitted wardrobes & Edinburgh press
- Second double bedroom with outlook to the church spire
- Modern shower room with walk in shower, vanity sink unit, wc & heated towel rail
- Gas fired central heating from combi boiler located in the roof void
- Floored attic great for storage possibility to be converted to rooms
- A wealth of period features including timber framed double glazed sash & case windows (replaced 2024), period fireplace, handsome staircase with balustrade, cornicing, ceiling roses & panelled doors
- Areas of garden ground to the front, side and rear where you will find an expansive west facing lawned garden surrounded by trees & shrubs Resident
- Resident permit and non-permit parking on street

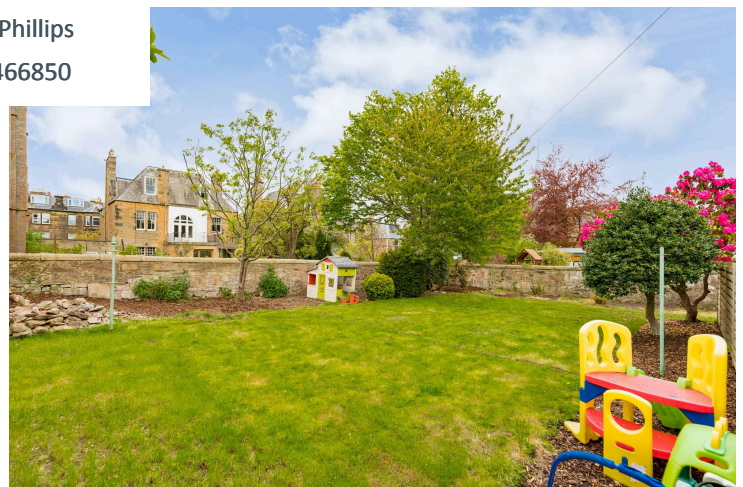
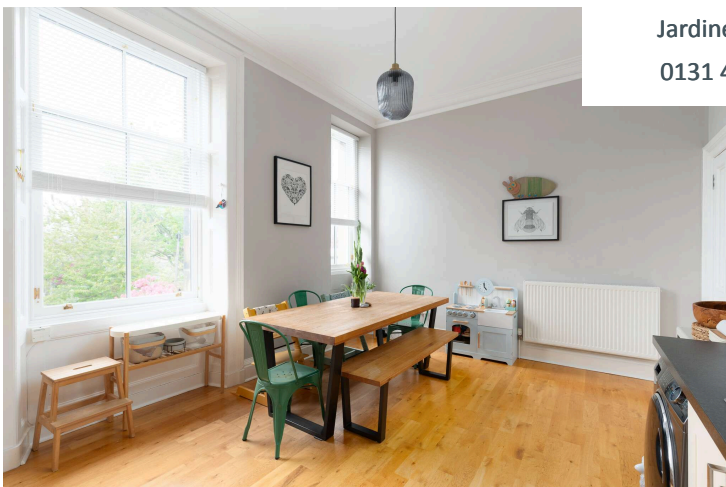


VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





MAGNIFICENT TWO BED UPPER IN DETACHED VILLA WITH LARGE PRIVATE GARDEN, IN PRESTIGIOUS MORNINGSIDE LOCATION

This beautifully presented, impressive upper flat has a wealth of period features, its own entrance to the side and a large expanse of private garden to the rear. The accommodation comprises an elegant bay windowed sitting room, perfect for entertaining, a spacious modern kitchen/dining room, two good sized double bedrooms and a contemporary shower room. This would make a wonderful home for professionals, downsizers or a young family, being in the catchment for excellent schools both in the private & public sector. Potential to extend into the loft, subject to the usual consents. Close to all the marvellous amenities of bustling Morningside, with wide open spaces on your doorstep and excellent transport links into the city centre.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Canaan Lane, South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and numerous schools in the private sector are just a short drive or bus ride away. There are superb amenities within a short walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away and the property is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus

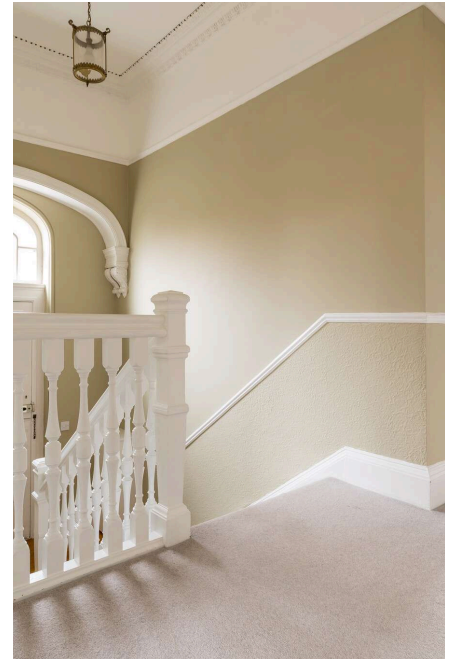
services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer and washer/dryer are included in the sale.

HOME REPORT VALUATION

£580,000

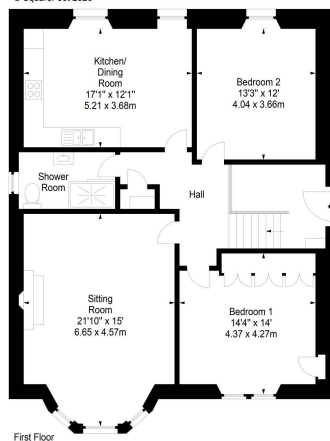


Sitting room	21'10 x 15' (6.65 x 4.57m)
Kitchen/dining room	17'1 x 12'1 (5.21 x 3.68m)
Bedroom 1	14'4 x 14' (4.37 x 4.27m)
Bedroom 2	13'3 x 12' (4.04 x 3.66m)

Hermitage Gardens,
Edinburgh,
Midlothian, EH10 6DL



Approx. Gross Internal Area
1130 Sq Ft - 104.88 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

