

COULTERS ©

16A/2 CORRENNIE GARDENS

MORNINGSIDE, EDINBURGH, EH10 6DG

2 BED | 1 BATH | 2 PUBLIC





TAKE A LOOK INSIDE

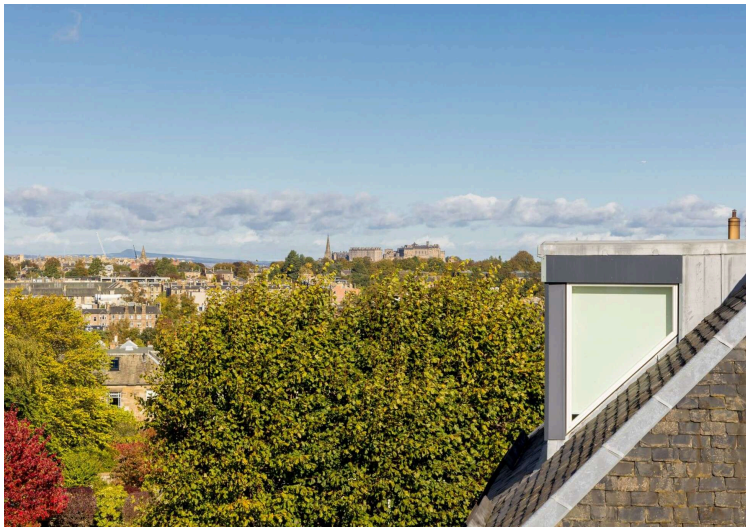
16A/2 Corrennie Gardens is a rarely available, immaculately presented second-floor flat forming part of an attractive Victorian stone-built property in Morningside. Beautifully presented throughout, the property enjoys a wonderful combination of elegant interiors, far-reaching panoramic views and an exceptional private garden. Views extend across the city from both sides of the property, taking in some of Edinburgh's most recognisable landmarks including Edinburgh Castle, Arthur's Seat and the Pentland Hills. The property also benefits from a private garage and shared driveway.

KEY FEATURES

- Immaculately presented top floor flat, forming part of a beautiful stone built detached property.
- Two delightful double bedrooms.
- Superb private garden with an array of varied, established planting.
- Single garage, private parking space and shared driveway.
- Located in the Braids, a highly sought after area of the city.
- Excellent local amenities nearby.
- EPC Rating - E
- Council Tax Band - F







The bright and stylish sitting room is a particularly warm and welcoming space, with ample room for two large sofas and a charming window seat, one of several thoughtfully added by the current owner. The window provides a lovely outlook across the surrounding area, while the room's generous proportions make it equally well suited to relaxing and entertaining.

The kitchen/dining room is equally bright, with further impressive views and plenty of space for a dining table. The kitchen is fitted with a good range of wall and base-mounted cabinetry incorporating an electric hob, eye-level oven, microwave, dishwasher, fridge and freezer. A useful utility cupboard houses the washing machine and boiler, keeping these appliances neatly tucked away.



CONTINUED...

There are two gorgeous double bedrooms, both benefiting from fitted wardrobes and their own window seats, providing attractive places to sit and enjoy the views. The bathroom completes the internal accommodation and is fitted with a bath with electric shower over, WC and wash hand basin. The property benefits from gas central heating and double glazing throughout.

The private garden is undoubtedly a particular highlight and has been much loved and enjoyed by the current owner over many years. Well established and thoughtfully planted, it features a mature mix of plants and shrubs which benefit from sunshine throughout the day in good weather. Elegant stone paving creates a generous patio area, providing a wonderful space for outdoor dining and relaxing.

The property further benefits from a private single garage, shared driveway and shared external store.

EXTRAS

All fitted carpets, light fittings, integrated kitchen appliances and washing machine are included in the sale.









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THE LOCAL AREA

Situated in one of Edinburgh's most sought-after residential areas, Corrennie Gardens lies to the south of the desirable area of Morningside.

The location is ideally placed for access to a wealth of green space, with the Hermitage of Braid and Braidburn Valley Park both a short walk away. Mortonhall Golf Club is just around the corner, while the Braid Hills and Pentland Hills are also close by, offering excellent opportunities for outdoor pursuits. Morningside offers a vibrant mix of independent cafés, delicatessens, boutiques, restaurants and bars, alongside more extensive shopping options including a Waitrose and a Marks & Spencer Simply Food. A number of larger supermarkets are situated within a five minute drive and Straiton Retail Park is also within easy reach.

Families are exceptionally well catered for, with the property lying within the catchment area for Canaan Lane Primary School, South Morningside Primary School, St. Peter's RC Primary School, Boroughmuir High School and St. Thomas of Aquin's RC High School, while a number of Edinburgh's most respected private schools, including George Watson's College and George Heriot's School, are also easily accessible.

The area is well connected, with regular bus services providing swift access into the City Centre and beyond, while the Edinburgh City Bypass is just a short drive away for easy commuting around the city and further afield.

HOME REPORT VALUATION: £465,000

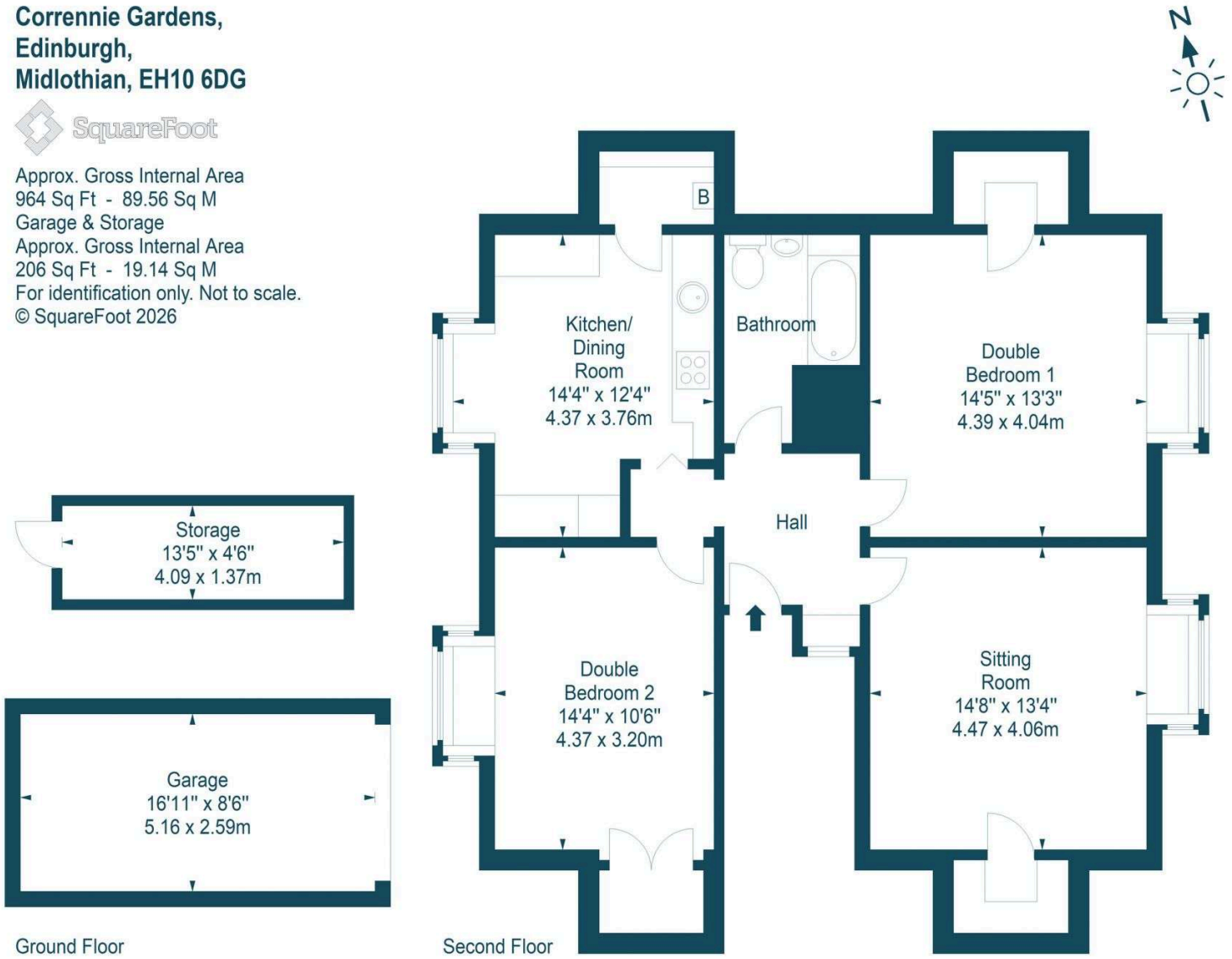


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Corrennie Gardens,
Edinburgh,
Midlothian, EH10 6DG

SquareFoot

Approx. Gross Internal Area
964 Sq Ft - 89.56 Sq M
Garage & Storage
Approx. Gross Internal Area
206 Sq Ft - 19.14 Sq M
For identification only. Not to scale.
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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.