

OFFERS OVER £365,000

23 GF1 Morningside Place
Edinburgh, EH10 5ES

drummondmiller
Solicitors & Estate Agents



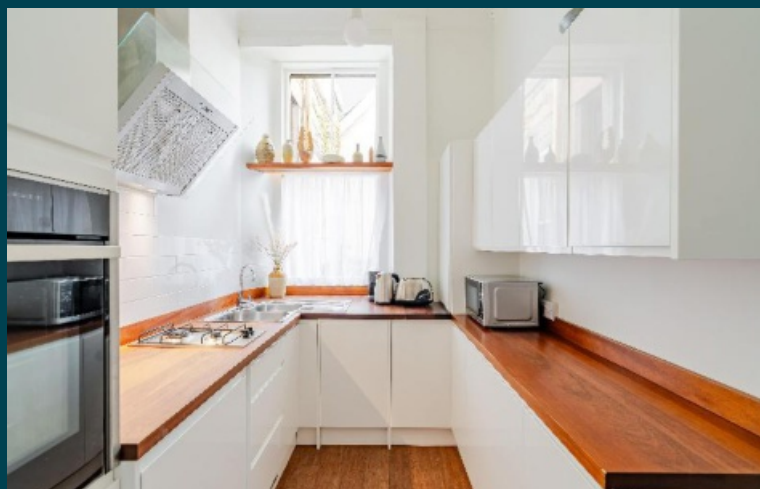
- Elegant ground-floor flat forming part of a handsome detached Victorian villa
- Large private south-facing garden with mature planting, greenhouse, enjoying excellent levels of natural light.
- Generous double bedroom
- Study/office which can be used as a guest room
- Bright bay-windowed sitting/dining room with wood-burning stove and original fireplace surround
- Contemporary fitted kitchen with integrated appliances
- EPC D

Description

Drummond Miller is delighted to present this elegant ground-floor flat, with a private front garden. Forming part of a handsome detached Victorian villa in the heart of Morningside.

The property has been thoughtfully upgraded throughout, successfully blending modern comforts with a wealth of original period character. The entrance hall leads to a bright bay-windowed sitting and dining room overlooking the private south-facing gardens. Featuring an original fireplace surround and wood-burning stove.

The accommodation further comprises a contemporary fitted kitchen with integrated appliances, a generous double bedroom, a versatile study/home office which can be used to host guests, and a stylish modern bathroom. Offering a superb combination of Victorian charm, flexible living space and a prime location.





Central Heating and double glazing

The property is fitted with double-glazed timber sash and case windows throughout. The property also benefits from gas-fired central heating.

Garden and parking

The property benefits from a private south-facing front garden, which enjoys excellent levels of natural sunlight throughout the day. The garden incorporates a lawn, paved and stoned seating areas, mature borders and colourful flower beds. Additional external storage is provided by two garden sheds, a greenhouse and a dedicated wood/log store. The property also has a large private storage cupboard within the basement of the building.

On-street parking is available directly outside the property.

Location

Morningside Road is within easy walking distance and provides an outstanding range of independent shops, cafés, restaurants, delicatessens and everyday amenities, alongside a number of well-known retailers. The area is also home to the popular Dominion Cinema, several health and fitness facilities, and a variety of local parks.

The property is particularly well placed for access to Edinburgh's excellent schooling, including a number of highly regarded state and independent schools. Outdoor enthusiasts will appreciate the proximity to the open spaces of the Braid Hills, Blackford Hill and The Hermitage of Braid, offering scenic walks and panoramic views across the city.

Regular bus services provide swift and convenient access to Edinburgh city centre, the financial district and the city's universities, while the City Bypass is easily reached, offering connections to the wider motorway network, Edinburgh Airport and beyond.

Combining a peaceful residential setting with exceptional local amenities and excellent transport links, Morningside remains one of the capital's most desirable places to live.

Council Tax and EPC

Council Tax band D and has a D-rated Energy Performance Certificate.

Home Report

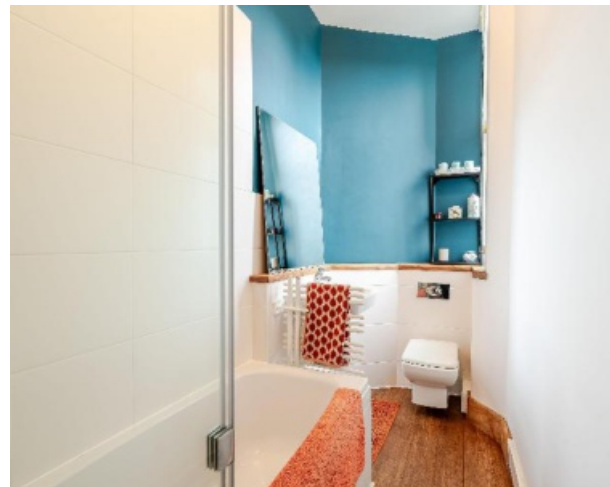
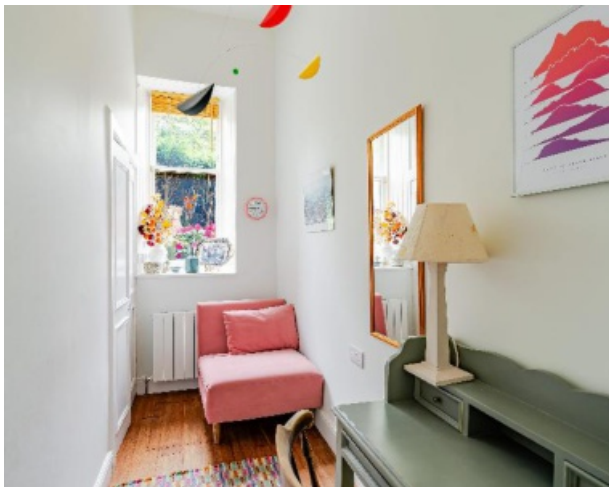
The property has been valued at £380,000 and a link to the Home Report is available from the ESPC website.

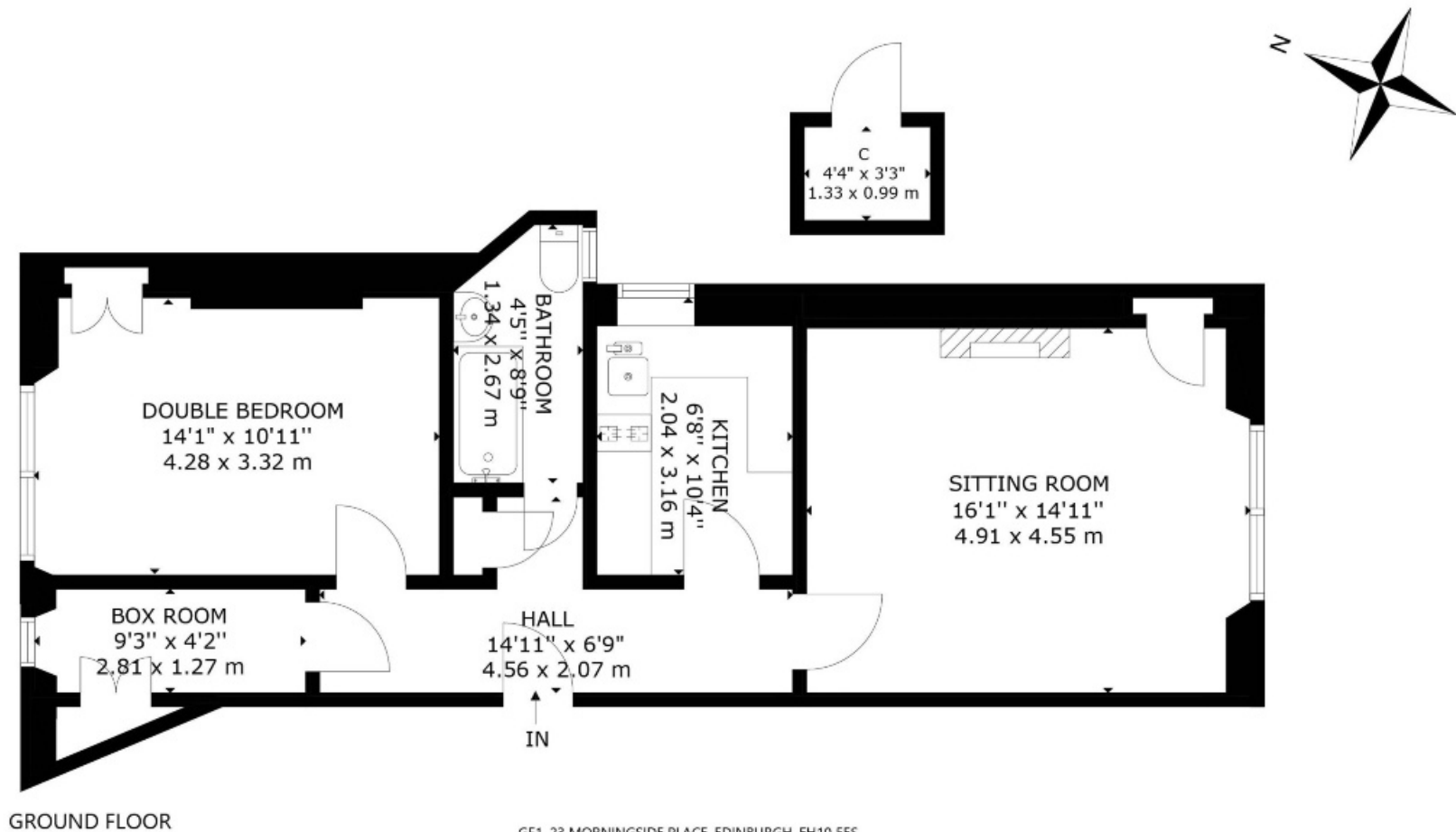
Viewing

By appointment only, telephone 0131 229 3399.

Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





GF1, 23 MORNINGSIDE PLACE, EDINBURGH, EH10 5ES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 594 SQ FT / 55 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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