



167/4 Morningside Road

Morningside | Edinburgh | EH10 4AX

A fantastic opportunity has arisen to acquire this gorgeous two-bedroom second floor flat, forming part of a handsome traditional tenement in the heart of Edinburgh's highly desirable Morningside district. Ideally positioned with an excellent range of amenities, independent shops, cafés, restaurants and convenient transport links to the city centre all close by, the property offers spacious and flexible accommodation with a wealth of charming period features and will undoubtedly appeal to a variety of purchasers including couples and professionals.

 2 bedrooms

 2 public rooms

 1 bathroom

Box room/Office

 Shared garden

 On-street parking

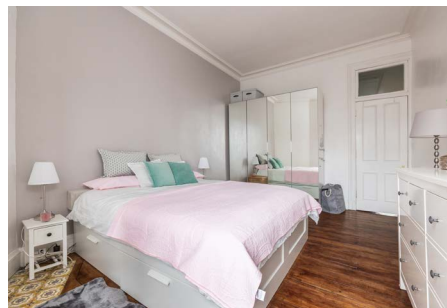
 EPC Band - C

 Council Tax Band - D



Description

A welcoming entrance hallway provides access to the accommodation and features a useful press cupboard providing excellent storage. The bright and spacious bay-fronted lounge is a lovely principal reception room, retaining a wealth of charming period features including ornate cornicing, a ceiling rose and traditional Edinburgh press. A multi-fuel burner with attractive mantelpiece provides a lovely focal point, creating a warm and inviting atmosphere. The immaculate kitchen/diner is well appointed with a range of integrated and freestanding white goods included. The kitchen benefits from partial tiling to the splash areas for ease of maintenance, along with a useful pantry cupboard. There is ample space for a dining table and chairs, while a cosy window seat provides the perfect spot to sit and enjoy the outlook. The room offers an excellent space for both everyday dining and entertaining. The large principal double bedroom enjoys a front-facing aspect and provides plenty of space for a range of freestanding furniture and different layout configurations. Bedroom two is another comfortable double room, quietly positioned to the rear of the property and benefiting from a handy shelved cupboard. This versatile room would work equally well as a second bedroom, guest room or additional home-working space. The box room is currently utilised as a home office and features fitted wardrobes with sliding doors, providing great storage while making particularly good use of the available space. The bathroom is partially tiled and fitted with a three-piece suite incorporating a shower over the bath and heated towel rail.



Further benefits include gas central heating, double glazing and secure door entry.

Gardens & Parking

Externally, the property benefits from access to a generous shared rear garden which is well maintained and provides a pleasant outdoor space for residents to enjoy. On-street permit and metered parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated washing machine, and dishwasher, freestanding cooker, and American-style fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

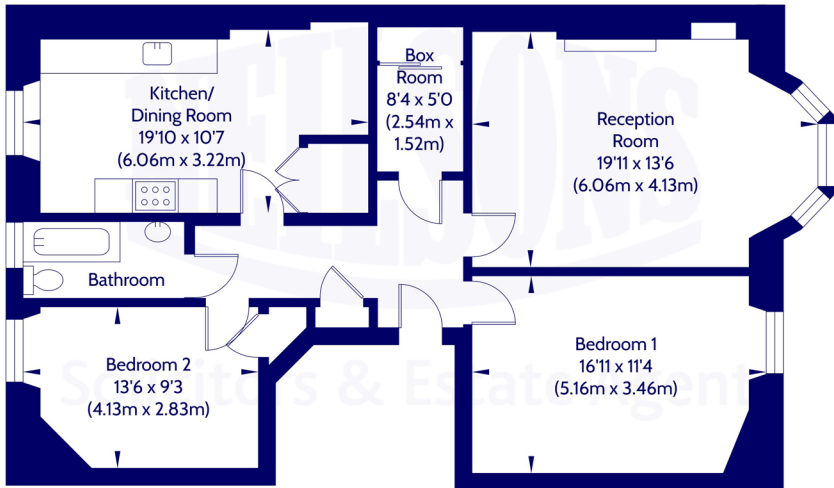
Edinburgh's leafy Morningside district lies approximately two and a half miles to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 91 Sq M / 974 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

