

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

3F1 398 MORNINGSIDE ROAD
EH10 5HX



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EPC RATING: D

OFFERS OVER £280,000

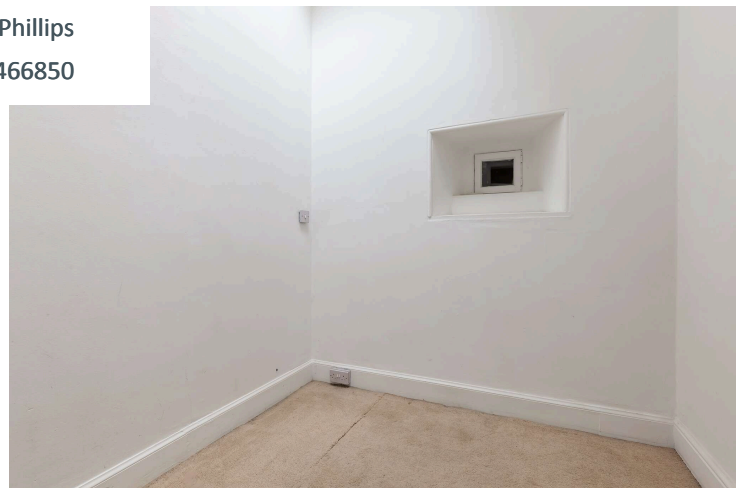
PROPERTY DESCRIPTION

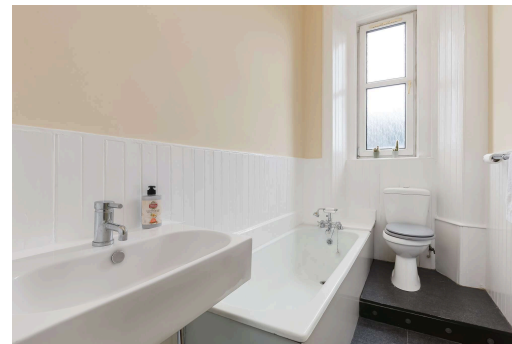
- Hallway with great storage cupboard
- Grand dual aspect sitting room with feature fireplace with fuel effect gas fire, cornicing, Edinburgh press & stripped wood floors
- Large kitchen/dining room with wide array of modern fitted units & appliances, a handy larder cupboard and lots of space for dining & entertaining
- Good sized double bedroom quietly located to the rear, with feature fireplace
- Bathroom with bath with mixer tap, sink & wc
- Boxroom with velux window (upgraded in 2001) – would make an ideal work from home space or nursery
- Gas fired central heating from combi boiler (replaced in 2018) with 10 year warranty, located in cupboard off kitchen
- Double glazed windows, some of which were upgraded in 2001A
- wealth of period features including cornicing, picture rails, fireplaces, Edinburgh press, stripped wood floors & panel doors
- Communal rear garden
- Resident permit parking in the street with free parking available in nearby Balcarres Street & Braid Road
- Communal Stair cleaning



VIEWING

By Appt pls call
Jardine Phillips
0131 4466850





BRIGHT, OPEN ONE BED PLUS BOXROOM THIRD FLOOR FLAT WITH BEAUTIFUL PERIOD FEATURES IN PRESTIGIOUS MORNINGSIDE

Located minutes from the centre of Morningside with its wide array of shopping & leisure facilities, is this superb third floor flat. With spacious accommodation comprising dual aspect sitting room with feature fireplace, large modern kitchen/dining room, good sized bedroom, boxroom with velux window and contemporary bathroom, this would make an ideal home for first time buyers, professionals or investors. Potential to convert into a two bed subject to the usual consents.

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 the new Canaan Lane, South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a few minutes' 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 flat is also well placed for lots of walks and open spaces including Morningside Park, 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, extractor fan, dishwasher, freestanding fridge & freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£290,000

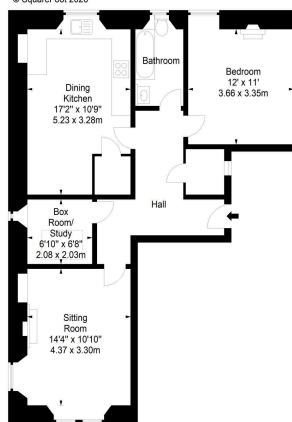


Sitting room	14'4 x 10'10 (4.37 x 3.30m)
Kitchen/dining room	17'2 x 10'9 (5.23 x 3.28m)
Bedroom 1	12' x 11' (3.66 x 3.35m)
Boxroom	6'10 x 6'8 (2.08 x 2.03m)

Morningside Road,
Edinburgh,
Midlothian, EH10 5HX



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

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.

