



35C Cluny Gardens,
MORNINGSIDE | EDINBURGH | EH10 6BL


warners
solicitors & estate agents



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A rare opportunity has arisen to acquire a particularly charming second floor flat with stunning views over the Pentlands, Blackford hill and the Braids and forming part of a traditional Victorian building in a sought after, high amenity area.

This lovely home is presented in excellent decorative order throughout having been fully renovated by the present owner and offers spacious accommodation making an ideal buy for a small family or a couple looking for more space. The living room is bright and spacious and features attractive twin windows with stunning views and a dining area. At the rear of the property is the stylish fitted breakfasting kitchen with views of Arthur's Seat. The stunning kitchen currently comprises a breakfast bar, fridge/freezer, electric hob, oven, washing machine, pantry and boiler. There are two well-proportioned bedrooms, one being a spacious principal bedroom benefiting from good storage, and the other featuring attractive twin windows. Completing the accommodation is the bathroom with a waterfall shower, underfloor heating and a heated towel rail.

The property also benefits from an entrance hall, off street residents parking, and a well-kept shared rear garden. Early viewing is highly recommended!

- Stunning views over the Pentlands, Blackford Hill, the Braids and Arthur's Seat
- Hallway with storage cupboard
- Bright and spacious living room with stunning views
- Fitted kitchen with views of Arthur's Seat
- Spacious principal bedroom
- Shower room with waterfall shower and underfloor heating
- Gas central heating
- Well-kept shared garden
- Residents' parking
- Excellent local amenities close at hand

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



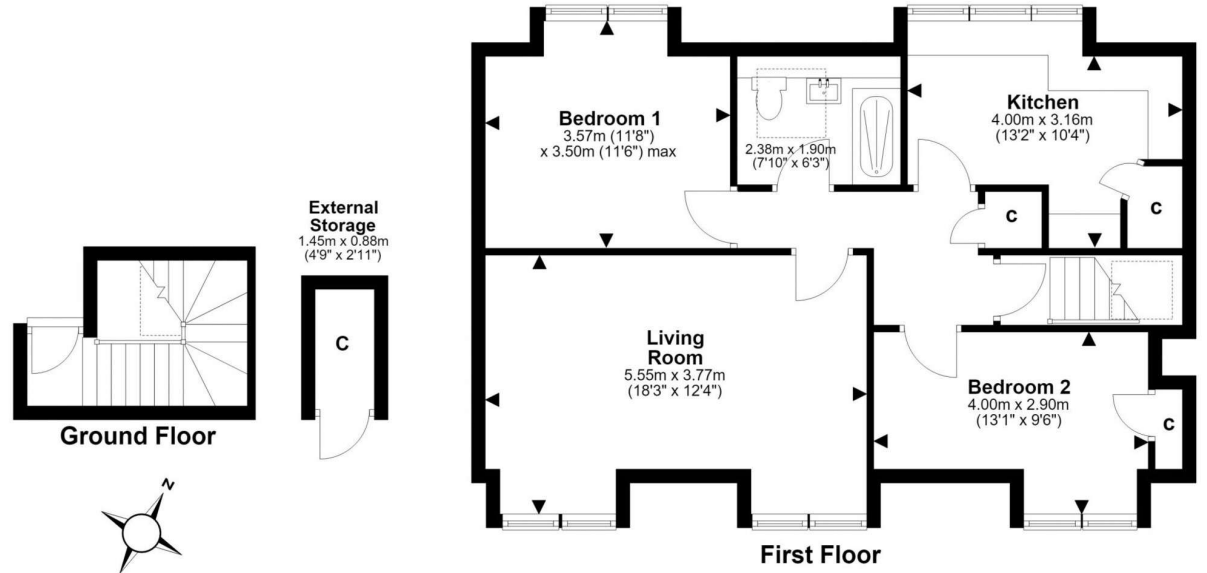
Morningside is one of Edinburgh's most sought-after residential areas lying approximately 2 miles to the south of the city centre. It offers an excellent range of amenities with fashionable bars, restaurants, banks and speciality shops. It also boasts a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University and Napier University. Recreational spaces in the area include the Hermitage of Braid, Blackford Hill, the Braid Hills, the Braidburn valley park and the Craiglockhart nature reserve, all within walking distance, as well as a number of nearby tennis and golf clubs. Further afield, the Pentland hills are only a short walk or cycle away and the City Bypass can be easily accessed by car. Edinburgh city centre can be reached on foot in under 30 minutes and there is a great range of bus services on Morningside Road. Excellent schooling is represented in both the state and private sector.

Council Tax: E , Energy Rating: C

Gardener for shared back garden. approx. £23 per month spring to autumn.

Extras: Fixtures and fittings, oven, hob, fridge/freezer, curtains and blinds.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.