

COULTERS[©]

9 ABBOTSFORD CRESCENT

MORNINGSIDE, EDINBURGH, EH10 5DY

 4 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Perfectly positioned on the highly desirable Abbotsford Crescent in leafy, sought after Morningside sits the beautifully presented 9 Abbotsford Crescent. This maindoor four bedroom, stone built (1860), double upper tastefully combines fine period features such as beautiful fireplaces, working shutters, high ceilings, cornices and panelling with engaging style to create a warm and welcoming home. Flooded with light and attractive outlooks, generous front and rear private gardens, along with a garage, viewing is highly recommended. The handsome, bright dual aspect bay windowed sitting room is a wonderful, relaxing space with decorative cornice overhead. A timeless fireplace creates a fantastic focal point in the room.

KEY FEATURES



Stunning Victorian, stone built maindoor double upper.



Four engaging bedrooms filled with light.



Generous front garden and beautiful, established rear private garden with summer house.



Private garage and shared driveway.



Located in sought after Morningside.



An array of amenities, independent retailers and cafes nearby.



EPC Rating - C



Council Tax Band - G



To the rear there is a charming kitchen, fitted with wall and base mounted cabinetry, in addition to a range cooker, washing machine, dishwasher and fridge. An arched window frames the outlook to the rear of the property. The dining room looks out to the front of the property with another lovely fireplace adding an engaging feature, along with the open press, working shutters and cornicework. There are two bedrooms on this level, one of which looks over to the rear gardens and the other which is currently being used as a guest room/study.

A stunning, spacious bathroom has a stylish free-standing bath, a separate large walk-in rainfall shower enclosure, WC and wash stand, with stone tiling on the walls and floors, along with under floor heating. Two storage cupboards are also located on the first floor.





On the second floor is the pretty, large principal bedroom with triple aspect windows of the surrounding rooftops, across to the Pentland hills. Another lovely double bedroom is also located here, along with a handy WC/utility room housing the tumble dryer.

Gas central heating is fitted within the property.

Externally, the front garden has an open character with mature shrubs and trees whilst the enclosed sunny rear private garden is a much loved, delightful space. There is a generous lawn and two patio areas, flanked by established, well planted borders which bring colour and contrast in varying forms throughout the seasons.



At the end of the garden is a summerhouse, offering a peaceful retreat. A handy shed also provides a practical space for storing garden tools etc.

The home has a private garage to the front of the property, accessed by way of a smart monobloc, herringbone pattern driveway, shared with the property below.

Residents' permit holder parking and metered parking is also available on the street outside.







THE LOCAL AREA

This property is located in the highly desirable residential area of Morningside. A leafy and picturesque location, it is within walking distance of superb amenities in Morningside and neighbouring Bruntsfield. Wonderful cafes, restaurants and independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Metro. There is a Waitrose supermarket and a Marks and Spencer Simply Food.

The green open spaces of Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational amenities nearby include the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh.

Highly regarded schooling includes Bruntsfield Primary School and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. It is an ideal location for Napier and Edinburgh Universities.

Regular bus services take you into the city centre from Holy Corner in fifteen minutes, the City Bypass connecting to the motorway network is in easy reach as is Edinburgh International Airport.

EXTRAS

All curtains on the second floor, fitted flooring, range cooker, fridge, dishwasher, washing machine and freestanding freezer are included in the sale price.

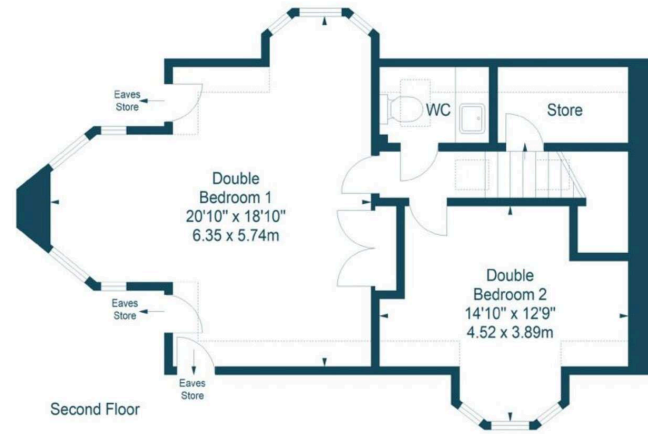
HOME REPORT VALUATION: £825,000



Abbotsford Crescent, EH10 5DY



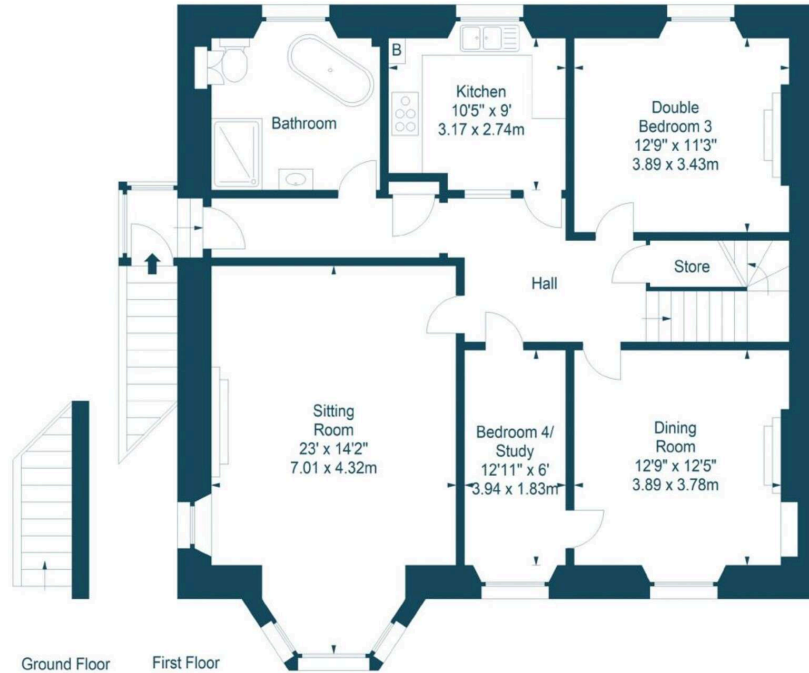
Approx. Gross Internal Area
1725 Sq Ft - 160.25 Sq M
Detached Garage
Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
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Second Floor



Ground Floor



Ground Floor

First Floor

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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.