



Solicitors & Estate Agents



268/10 Morrison Street

Haymarket | Edinburgh | EH3 8DT

A well proportioned third floor flat, enjoying a superb central location in the heart of Edinburgh's desirable Haymarket area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street permit parking
-  EPC rating – D
-  Council tax band- D



Description

A superb investment, pied-de-terre or first home, the property is within comfortable walking distance to the capital's iconic Prince's and George Street, together, with frequent tram/rail links, and a fantastic assortment of eateries, cafes and shops.

Though generally well preserved, the property would benefit from a degree of upgrading in places and offers a superb opportunity to create an individually designed home in the heart of one of the UK's most beautiful cities.

The accommodation is accessed via secure entry and briefly comprises: entrance hallway, a bright south facing reception room with laminate flooring, coving and focal fireplace, a well-equipped breakfasting kitchen which has been fitted with a variety of white modern units, complete with coordinated wood worktops and splash tiling, a good-sized double bedroom with built-in storage, a spacious single bedroom with focal fireplace, and wet room with two piece white suite and light neutral tiling. Please note the boiler is not in working order and does require replacing.



Extras

The washing machine will be included in the sale. Please note the fridge/freezer and oven/hob are not in working order.

Parking

On-street permit parking is available within a reasonable proximity.

Viewing

By appointment through Neilsons (0131 625 2222).





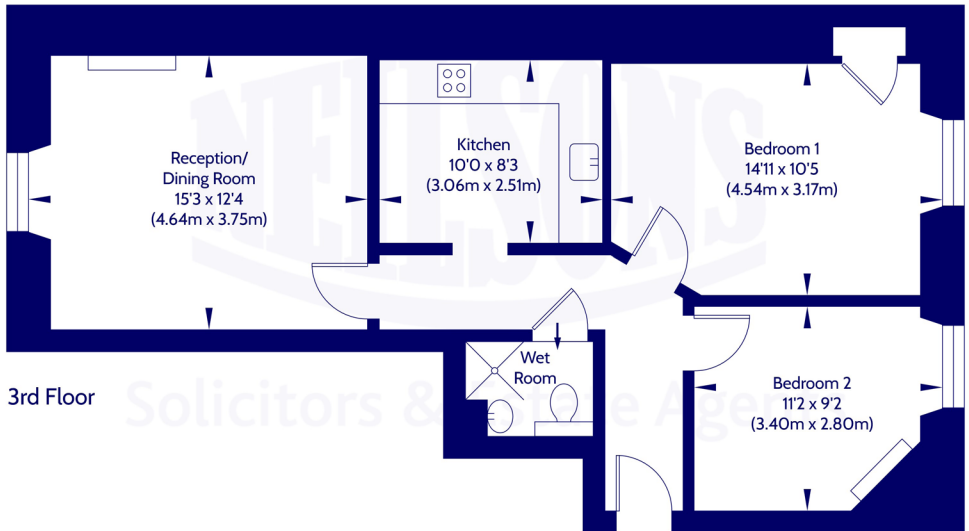
Location

Located in Edinburgh's vibrant West End, the Haymarket area is a highly sought-after neighbourhood offering exceptional connectivity and lifestyle. With trains, trams, and buses on the doorstep, it's perfectly positioned for effortless commuting and travel. The area boasts a superb selection of local restaurants, bars, and cafés, along with the newly developed Haymarket complex, home to premium offices, shops, and hotels. Just a short walk from the city's financial district and the retail heart of Princes Street, Haymarket combines convenience with cosmopolitan charm. Edinburgh itself is a world-class city, celebrated for its rich history, culture, and outstanding quality of life.





Approx. Gross Internal Floor Area 60 Sq M / 643 Sq Ft.



3rd 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

