



105 Meadowspot
Morningside, EH10 5UY

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Room
- Family Room/Bedroom 5
- Kitchen
- Breakfast Room
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Bathroom
- WC Apartment
- Private Gardens
- Driveway & Double Garage
- EPC Rating - D



Nestled in a tranquil setting beside the picturesque Easter Craiglockhart Hill Local Nature Reserve is this substantial detached villa forming part of an established modern development in the highly desirable sought after location of Morningside. The property is within easy reach of a variety of amenities on Morningside Road with its many shops, bars and restaurants. Reputable schooling at primary and secondary level including Boroughmuir High School and George Watson's College are close by and the City Centre is a short drive away. The spacious accommodation which now requires some cosmetic upgrading would make a fantastic family home and comprises; welcoming entrance hallway with WC apartment, bay windowed sitting room with double doors to the dining room and French doors to the garden, family room/bedroom 5, fitted kitchen which is partially open to the breakfast room and leads to the practical utility room with door to the side. Upstairs leads to a large master bedroom with ensuite shower room and built-in wardrobes, three further delightful double bedrooms and bathroom with shower. There are well manicured private gardens to the front with the rear garden being South-facing and fully enclosed. A driveway provides off-street parking and leads to the double garage. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances are sold as seen with no warranty provided.

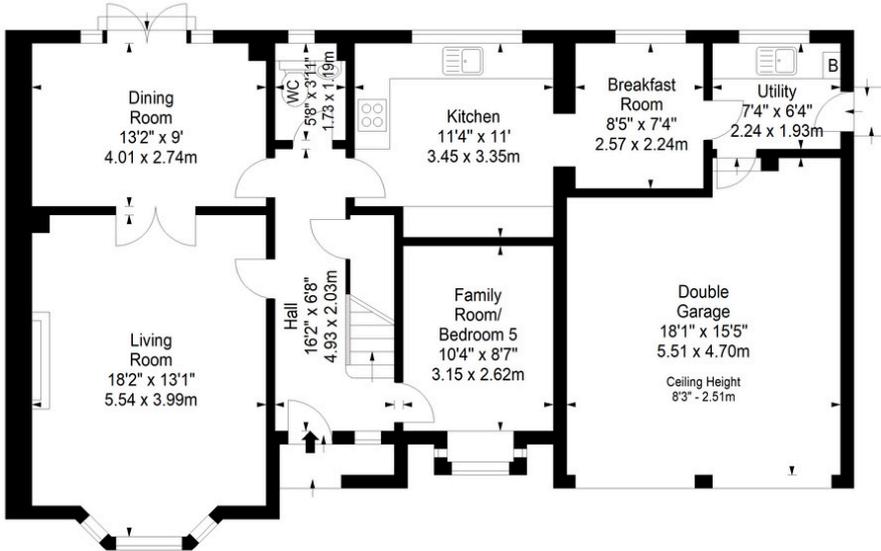




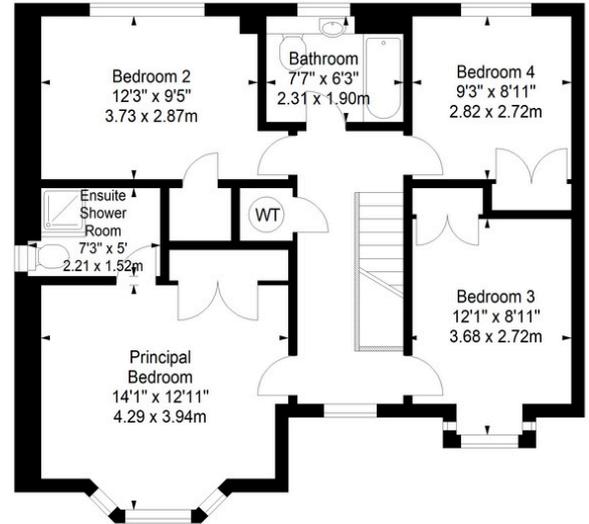
Meadowspot,
Edinburgh,
Midlothian, EH10 5UY



Approx. Gross Internal Area
1854 Sq Ft - 172.24 Sq M
(Including Double Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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