



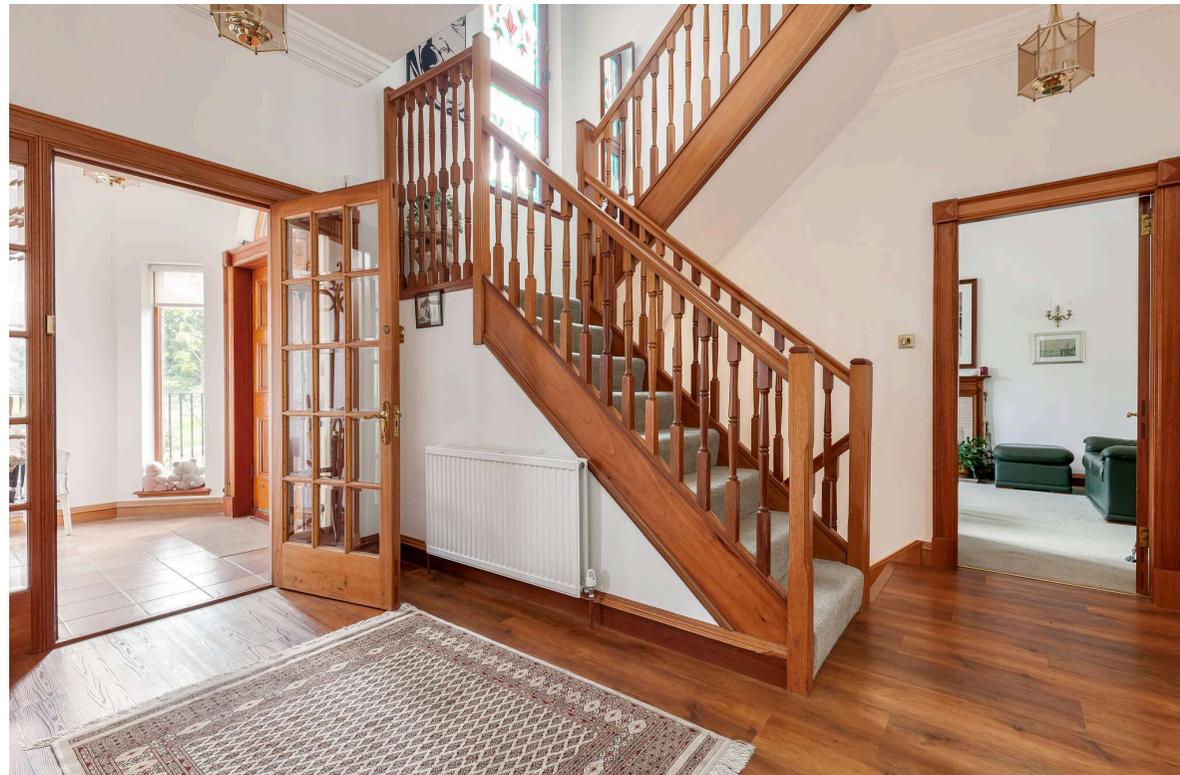
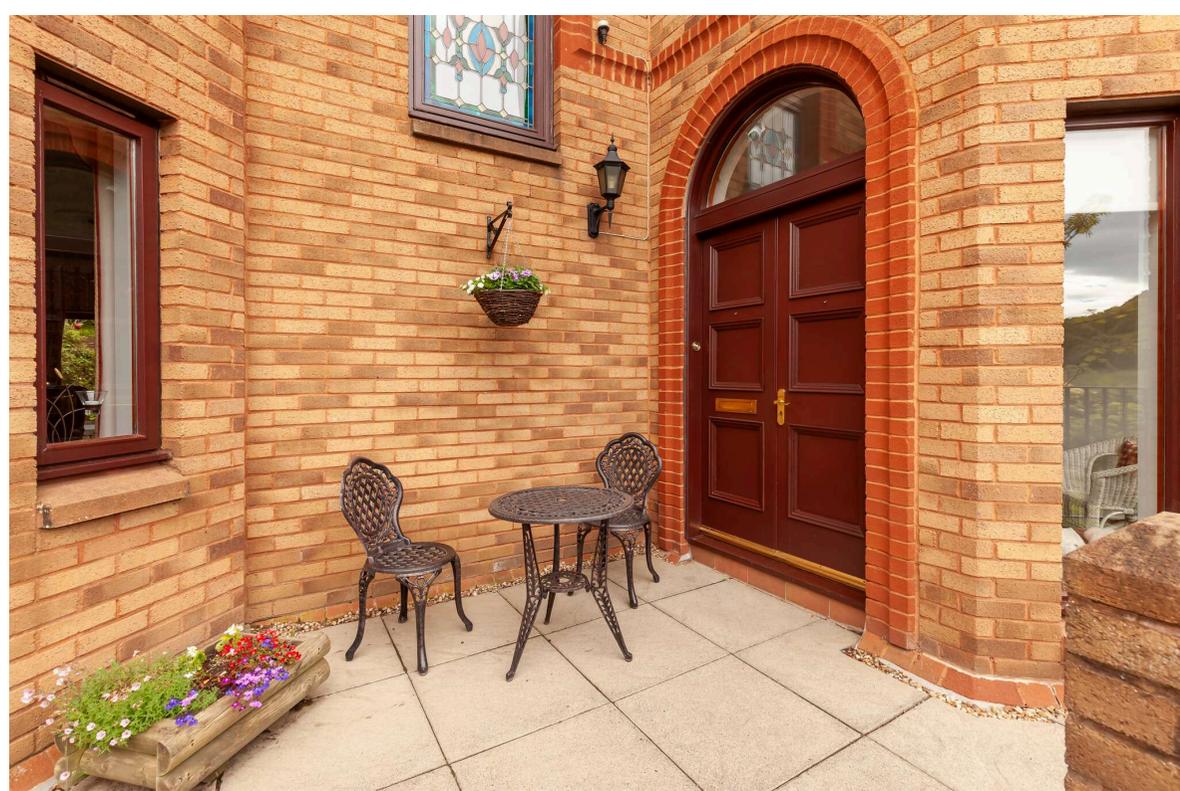
An exceptional home in one of Edinburgh's most prestigious neighbourhoods



A truly outstanding five-bedroom detached home, commanding breath-taking views across Edinburgh to the Castle, Arthur's Seat, Salisbury Crags and towards Blackford Hill. Set within beautifully mature garden grounds, with stunning planted borders, trees and shrubs as well as several seating areas to enjoy good weather, this exceptional home offers substantial, flexible living space designed to adapt effortlessly to modern family life and elegant entertaining. Elevated and light-filled, the property enjoys city views that create a constant sense of space, privacy and connection to its surroundings. The accommodation is both generous and versatile, with three well-proportioned reception rooms and five bedrooms, two bathrooms, generous hallway and landing with a stunning stain glass window, vestibule, a WC/cloakroom and a utility room, while the garden provides a perfect, peaceful retreat just moments from Morningside's amenities. A double garage, with electric doors and generous driveway complete this impressive offering. A rare and compelling opportunity to acquire a prestigious family home combining scale, setting and outlook in one of Edinburgh's most desirable locations.

Key Features

- Entrance vestibule and hallway
- Lounge, with access to the garden
- Family room, with patio doors
- Dining kitchen
- Dining room
- Utility room
- WC/cloakroom
- Five bedrooms, one ensuite bathroom
- Family bathroom
- Double glazing and gas central heating
- Extensive garden
- Double garage with electric doors and driveway



Morningside

Morningside is one of Edinburgh's most coveted residential neighbourhoods, celebrated for its elegant Victorian and Edwardian architecture, leafy streets, and refined village atmosphere. Renowned for outstanding schooling - both state and independent - the area has long attracted professionals, families, and academics seeking a balance of city living and tranquillity. The neighbourhood offers an exceptional lifestyle, with a vibrant high street featuring independent boutiques, artisan cafés, acclaimed restaurants, and a historic cinema, all contributing to a strong sense of community. Expansive green spaces such as The Hermitage of Braid, Blackford Hill, and nearby Braidburn Valley provide outstanding opportunities for walking, cycling, and outdoor recreation. Superbly connected to the city centre and beyond, Morningside combines convenience with calm, making it one of Edinburgh's most desirable addresses. Its enduring appeal, architectural beauty, and enviable amenities ensure it remains a prime location for discerning buyers seeking quality and comfort.



Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven, hob, microwave, fridge freezer, washing machine and tumble dryer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

H

Home Report Valuation

£1,300,000

EPC Rating

C

Tenure

Freehold









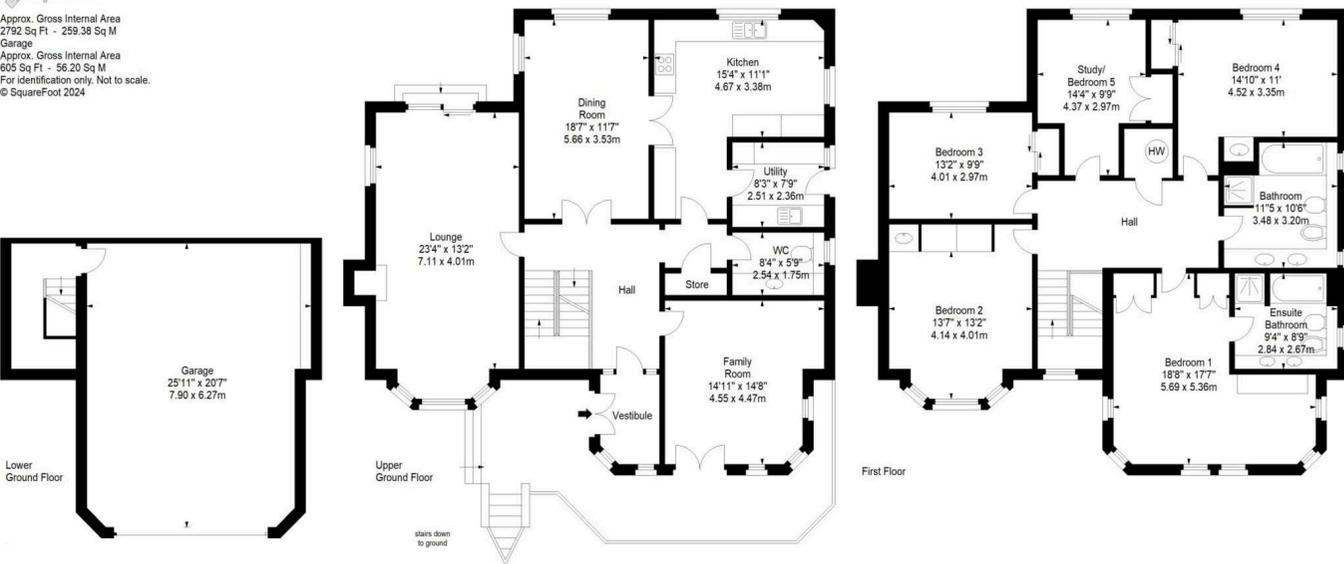
ELP
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Midmar Drive,
Edinburgh, EH10 6BU

SquareFoot

Approx. Gross Internal Area
2792 Sq Ft - 259.38 Sq M
Garage
Approx. Gross Internal Area
605 Sq Ft - 56.20 Sq M
For identification only. Not to scale.
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