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Offers Over

£595,000

Varrich House, 7/3 Church Hill

Morningside | Edinburgh | EH10 4BG

Rarely available, this ground floor flat forms part of an exclusive development, quietly tucked away in the heart of highly desirable Morningside. Offering bright, well proportioned accommodation, the property further benefits from secure allocated parking and a beautifully maintained communal garden, and is within easy reach of an excellent range of local amenities, green spaces and transport links.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Communal garden
-  Secure allocated parking
-  EPC rating – C
-  Council tax band - G



Description

The property can be accessed via the main entrance or a garden access door adjacent to the flat entrance, opening into a welcoming hallway with useful storage. Positioned to the rear, the spacious lounge is flooded with natural light through triple windows and features a gas fire, creating an inviting focal point. Double doors open into the dining room, which enjoys direct access to the garden and patio, providing a wonderful connection between the indoor and outdoor spaces. The breakfasting kitchen is fitted with a range of wall and base units with co-ordinated worktops, and is complemented by a convenient utility room and a large walk-in cupboard. The principal bedroom has built-in wardrobes, a large storage cupboard, direct garden access and an en-suite shower room fitted with a white suite, walk in rainfall shower and heated towel rail. The second double bedroom also includes built-in wardrobes, while the accommodation is completed by a fully tiled bathroom with a white suite, heated towel rail and a hand-held shower attachment over the bath. Further features include a video entry system, gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, washer/dryer, freezer, dishwasher, and integrated fridge and undercounter freezer.

Gardens and Parking

To the rear is a beautifully maintained communal garden, laid to lawn and bordered by attractive flower beds and mature shrubs, with seating areas providing a peaceful space for residents to relax and enjoy. An allocated parking space is located within the secure underground car park, with lift access to the building. Visitor parking is available to the front of the property.

Factoring

The communal areas and grounds around the development are maintained by Trinity Factors at a cost of approximately £2100 per annum and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

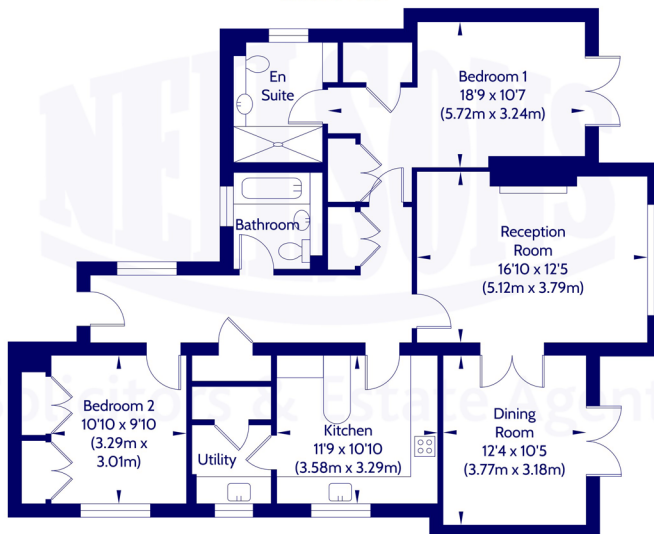
Edinburgh's leafy Morningside district lies approximately two and a half miles to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Church Hill Theatre are also both located within easy walking distance. A regular bus services runs o the city centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of golf courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 108 Sq M / 1162 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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