NEILSONS

Solicitors & Estate Agents



Fixed Price

£225,000

216 1F2 Morrison Street

Haymarket | Edinburgh | EH3 8EA

A most appealing first floor flat, which forms part of an attractive period terrace and enjoys a superb high amenity location in Edinburgh's iconic Haymarket area.

- 1 bedroom
- 1 public room
- 1 bathroom
- On-street permit parking
- Shared garden
- EPC rating – C
- Council tax band- B



Description

The property is within easy walking distance of both Princes and George Street and is a stone's throw from Haymarket rail and tram station, providing regular links to the heart of the city centre, Glasgow and Edinburgh Airport.

Internally the property is well proportioned and tastefully presented and would make a superb first home or rental investment. The accommodation briefly comprises: entrance hallway with built-in storage, comfortable south facing reception room with coving, attractive flooring, focal fireplace and a walk-in shelved cupboard, well equipped modern kitchen which has been fitted with a variety of white base and wall units with coordinated worktops and a variety of appliances, a good sized double bedroom with a shelved press, separate WC, and tiled shower room with sink and mains shower enclosure.





Extras

All fixtures, curtains, light fittings, white goods and integrated appliances will be included.

Gardens and Parking

There is a low maintenance shared garden to the rear of the building and on-street permit parking is available via application.

Viewing

By appointment through Neilsons (0131 625 2222).







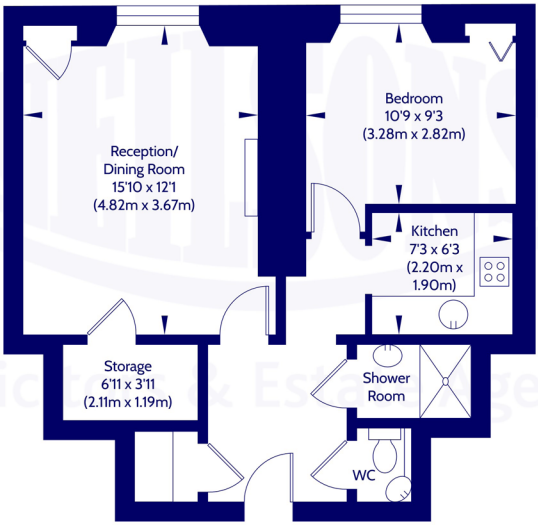


Location

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 50 Sq M / 542 Sq Ft.

1st 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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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