

# 12/2 Church Hill Place

MORNINGSIDE, EDINBURGH, EH10 4BD



*ELEGANT PERIOD APARTMENT IN THE  
HEART OF MORNINGSIDE*



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McEwan Fraser is delighted to present this spacious and well-proportioned first-floor apartment, forming part of an attractive traditional tenement building in the highly sought-after and amenity-rich district of Morningside. Presented in very good order throughout, the property retains a wealth of charming period features while offering comfortable and practical accommodation ideally suited to modern living.

The accommodation is accessed via a welcoming entrance hallway, which benefits from useful built-in storage. Of particular note is the impressive bay-fronted living room, a bright and elegant reception space featuring a charming fireplace and an abundance of natural light.

## The Property

The spacious dining kitchen forms the heart of the home and provides an excellent space for everyday living, dining and entertaining. Enjoying an open southerly aspect, the kitchen overlooks the beautifully maintained communal gardens, with attractive views extending towards the Pentland Hills beyond.









The property further offers two generously proportioned double bedrooms, both providing comfortable and versatile accommodation, both bedrooms benefit from fitted wardrobes. Completing the accommodation is a well-appointed bathroom.



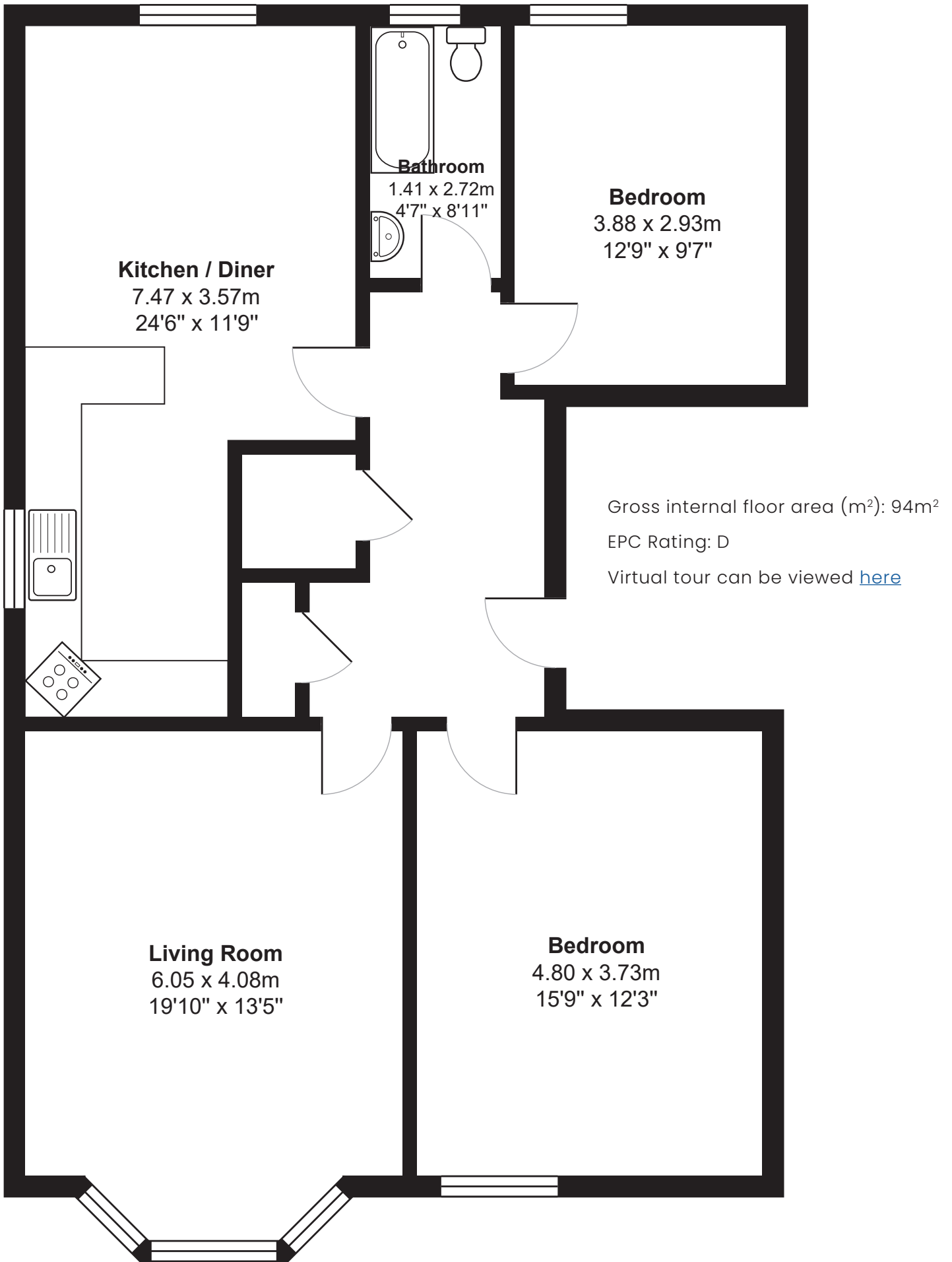


**Bedroom 2**











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Externally, residents benefit from delightful south-facing communal gardens which are carefully maintained and provide an attractive outdoor setting. Further benefits include gas central heating and the convenience of a highly desirable location, within easy walking distance of Morningside's excellent selection of cafés, restaurants, independent retailers, supermarkets and transport links.

This charming apartment successfully combines traditional character, generous proportions and an enviable location, making it an excellent opportunity for a wide range of buyers.

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Situated in the highly sought-after Morningside district, Church Hill Place enjoys an exceptional location approximately two miles south of Edinburgh City Centre. Renowned for its attractive tree-lined streets, vibrant community atmosphere, and excellent amenities, Morningside consistently ranks among Edinburgh's most desirable residential areas. The property benefits from outstanding transport connections, making it ideal for commuters and those wishing to take full advantage of everything the capital has to offer. A wide range of regular bus services operate along nearby Morningside Road and Comiston Road, providing swift and convenient access to the City Centre, Edinburgh's financial district, the University of Edinburgh, and surrounding areas. Haymarket and Waverley railway stations are both easily accessible, while the City Bypass is within a short drive, offering excellent links to Edinburgh Airport, the central motorway network, and destinations throughout Scotland.

Morningside is particularly renowned for its superb selection of local amenities. The area offers an impressive range of independent boutiques, artisan food shops, cafés, restaurants, delicatessens, and traditional pubs, creating a thriving village-like atmosphere within the city. Everyday shopping needs are exceptionally well catered for, with a variety of supermarkets including Waitrose and Marks & Spencer Foodhall nearby, alongside pharmacies, banks, healthcare facilities, and a popular independent cinema.

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## The Location

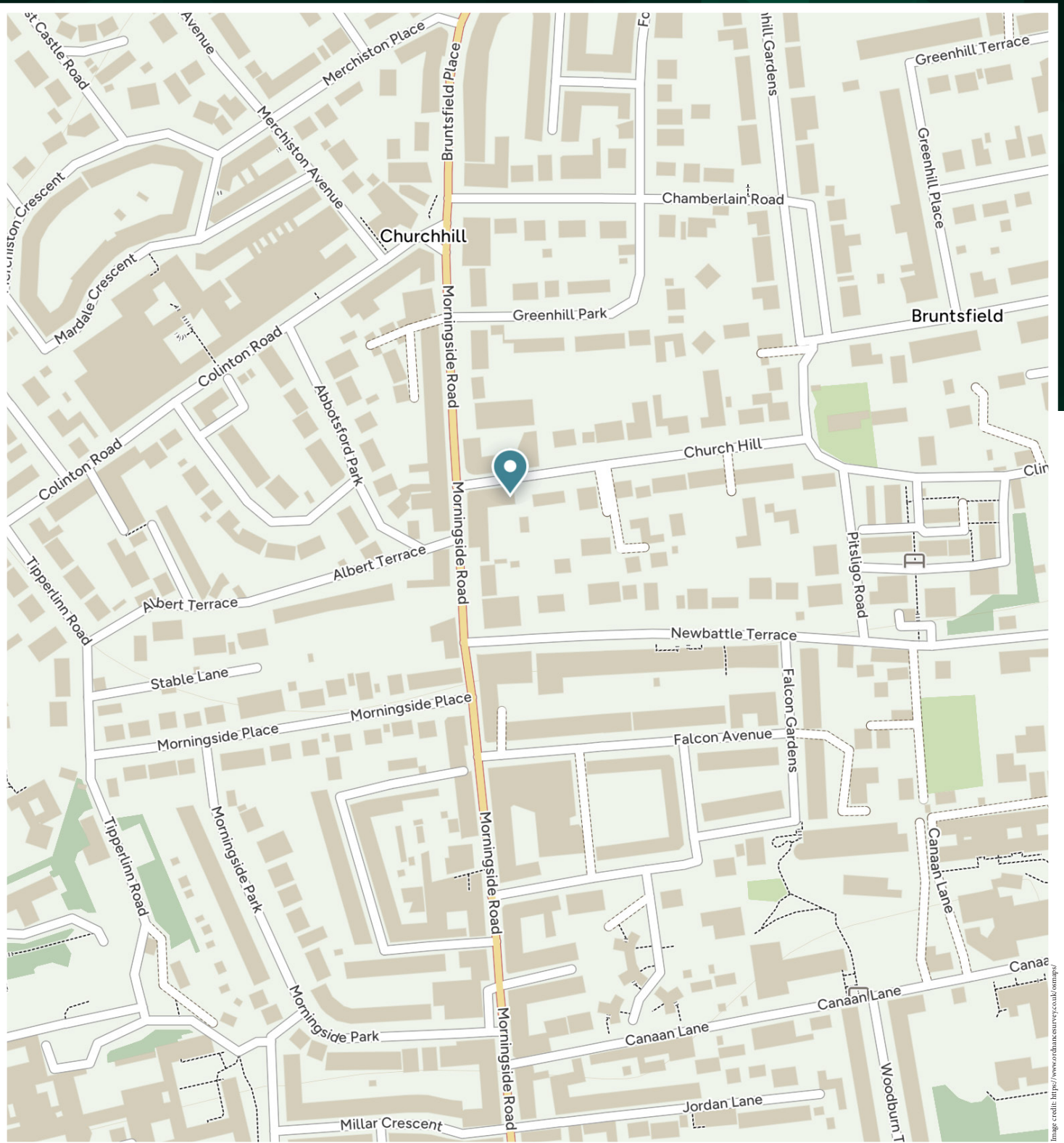


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For leisure and recreation, residents are spoiled for choice. The expansive open spaces of Bruntsfield Links and The Meadows are within easy reach, providing excellent opportunities for walking, jogging, cycling, and outdoor sports. Nearby Blackford Hill and the Hermitage of Braid offer some of Edinburgh's most picturesque walking routes, with stunning panoramic views across the city and beyond. Golf enthusiasts are well served by several nearby courses, including the prestigious Braid Hills Golf Course, while a number of private and public fitness facilities, tennis clubs, and sports centres are also readily accessible.

The area is further enhanced by a strong sense of community and a rich cultural offering, with regular local events, farmers' markets, independent retailers, and highly regarded eateries contributing to its enduring appeal. Combining excellent connectivity, extensive amenities, and outstanding recreational opportunities, Church Hill Place represents an ideal location for professionals, families, and those seeking a vibrant yet peaceful residential setting within one of Edinburgh's most established and desirable neighbourhoods.

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