

campbell  
smith

91/1 Morningside Road,  
EDINBURGH,  
EH10 4AY



- SUPERB, SELDOM AVAILABLE 2 BEDROOMED RETIREMENT APARTMENT
- OUTSTANDING SETTING IN THE HEART OF HIGHLY PRESTIGIOUS DISTRICT
- LOCAL SHOPPING AND TRANSPORT AMONG BEST IN CITY
- DELIGHTFUL, SUNNY SITTING ROOM WITH SOUTHERLY ASPECT TO HILLS
- SEPARATE, FULLY EQUIPPED KITCHEN WITH PENTLAND HILLS VIEW
- 2 DOUBLE BEDROOMS, MASTER WITH FINE FITTED WARDROBE
- CONTEMPORARY FULLY TILED SHOWER ROOM WITH ELECTRIC SHOWER
- ELECTRIC HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING TO REAR OF DEVELOPMENT
- RESIDENTS LOUNGE WITH SHELTERED SOUTH FACING TERRACE
- ENTRYPHONE ACCESS, LIFT AND GUEST SUITE.
- 24 HOUR PULL CORD SYSTEM

Offers Over : £290,000

espc / rightmove / Zoopla / s1homes.com / f / X

camsmith.co.uk









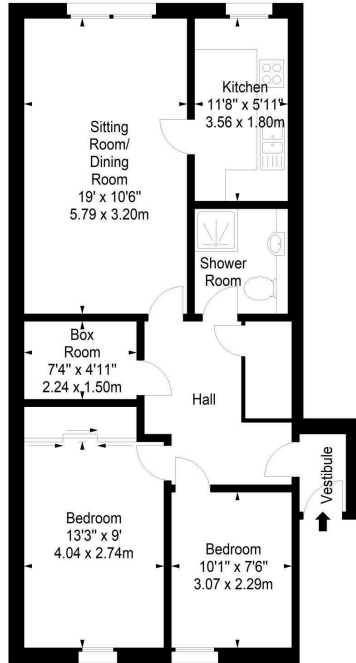




Morningside Road,  
Edinburgh,  
Midlothian, EH10 4AY



Approx. Gross Internal Area  
711 Sq Ft - 66.05 Sq M  
For identification only. Not to scale.  
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First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

Fitted floor coverings, carpets, curtains, kitchen appliances which include electric cooker, dishwasher, washing machine and fridge/freezer.



#### Buses

Bus stops are almost immediately available on Morningside Road. Lothian services 5, 11, 15, 16, 23, and 36. Night services are also available.



#### Shops

Waitrose, Sainsbury's, Marks and Spencer Foods and Tesco plus fishmongers, butchers, a famous cheese retailer, bakers, coffee shops and cafes



#### Schools

Not applicable.



#### Parking

A small car park is positioned to the rear of the Development. On street parking is controlled by Council permits.



#### Council Tax Band E



#### EPC E



#### Factor

Trinity Factors, fee for this coming year is £2,046.67. Includes Buildings Insurance, maintenance and cleaning of communal areas, pull cord system, lift maintenance and house manager.



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.