



30/6 Morningside Drive

Edinburgh, EH10 5LZ



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94sqm

EPC

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AS Anderson
Strathern

30/6 Morningside Drive

Edinburgh, EH10 5LZ

Situated in the heart of highly sought-after Morningside, this spacious top-floor flat offers flexible and well-proportioned accommodation extending to approximately 94 sqm. Combining generous room proportions with a versatile layout, the property presents an excellent opportunity for a wide range of purchasers seeking a home in one of Edinburgh's most desirable residential locations.

The accommodation is centred around a bright and impressive bay-windowed living room, providing an attractive setting for both everyday living and entertaining. The substantial kitchen and dining room offer excellent space for cooking, dining, and socialising, creating a practical hub of the home. A separate study further enhances the flexibility of the property and may be utilised as a home office, nursery, dressing room, or occasional guest room.

There are two well-proportioned double bedrooms, both benefiting from generous dimensions and ample space for freestanding furniture. The principal bedroom enjoys a particularly comfortable footprint, while the second bedroom offers excellent versatility for a variety of living arrangements. The accommodation is completed by a well-appointed bathroom, ensuring the property is as practical as it is spacious.

Further benefits include a secure entry system, access to shared rear garden grounds, attractive period proportions, and a blend of traditional character with modern practicality. This is a particularly appealing opportunity to acquire a spacious and characterful home within one of Edinburgh's most sought-after tenement settings.

Property features

- Top-floor flat
- Bay-windowed living room
- Traditional detailing
- Kitchen with dining space
- Double glazing
- Gas central heating
- On street parking
- Residents parking
- Communal rear garden





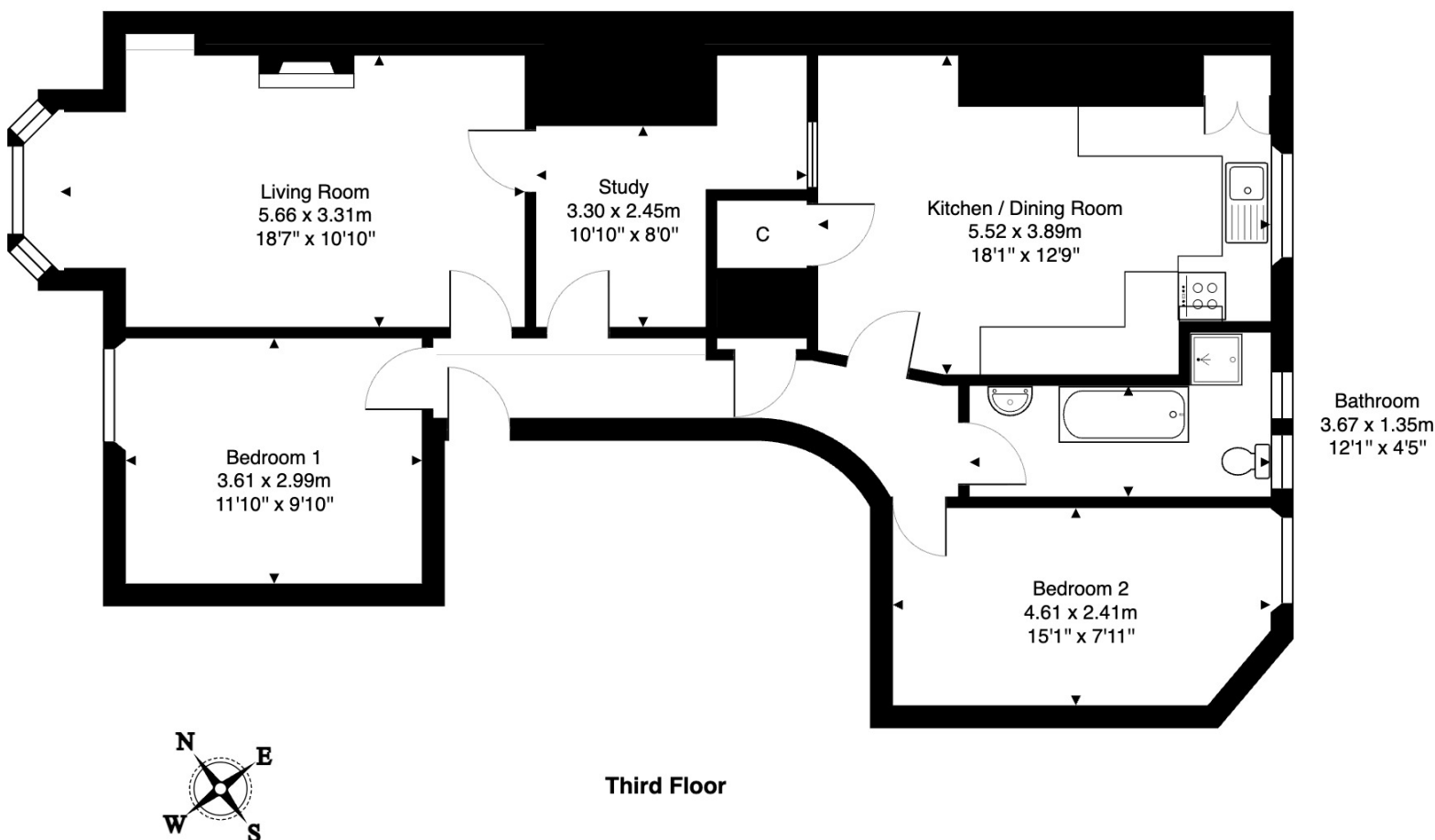


Location

Morningside is one of Edinburgh's most sought after residential districts and lies approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an Marks & Spencer Food Hall and Waitrose Supermarket on Morningside Road. Morningside is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh city centre can be reached on foot in under 25 minutes and there is an excellent range of bus services on Morningside Road.



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Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures.

Council Tax band E

Shared maintenance responsibilities and communal stair cleaning arrangements in place.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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