



**CULLERTON'S**

ESTATE AGENTS | PROPERTY CONSULTANTS

# 4 (2F3) STEEL'S PLACE

MORNINGSIDE, EDINBURGH  
EH10 4QS



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VIEWINGS: BY APPOINTMENT  
TELEPHONE CULLERTON'S ON

0131 225 5007  
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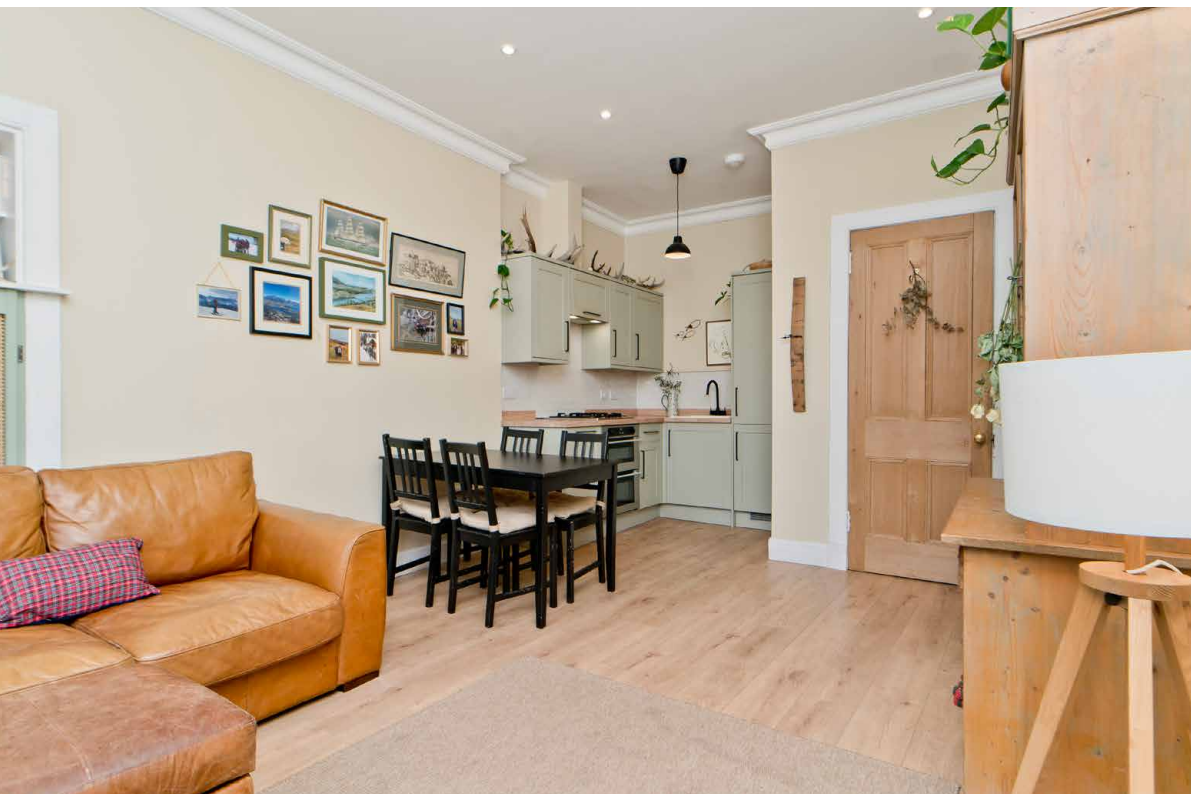


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## Property Summary

Situated in the heart of Morningside, this traditional two-bedroom second-floor flat has a highly sought-after location in the capital, with superb amenities and transport links practically on the doorstep. It offers bright and airy interiors, finished with sympathetic modern décor and period details bringing added charm and character. The home further benefits from an open-plan reception area with an on-trend Shaker-style kitchen, and a large principal suite with a striking feature fireplace, ornate cornicing, and a fashionable en-suite shower room. The second double bedroom adds versatility for homeowners, while a modern family bathroom completes the flat.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (double oven, gas hob, extractor hood, fridge/freezer, ) to be included in the sale.



## Features

- A beautiful second-floor city flat
- Forms part of a traditional building
- Situated in prestigious Morningside
- Attractive décor and period features
- Secure telephone-entry system
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Utility cupboard beside the kitchen
- Two bright and airy double bedrooms
- Contemporary en-suite shower room
- Family bathroom with rainfall shower
- Communal garden laid to lawn
- Controlled permit parking (Zone S2)
- Gas central heating and double glazing
- Home Report Value - £310,000





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*Open-plan kitchen/living/dining room  
with utility cupboard beside  
the kitchen*

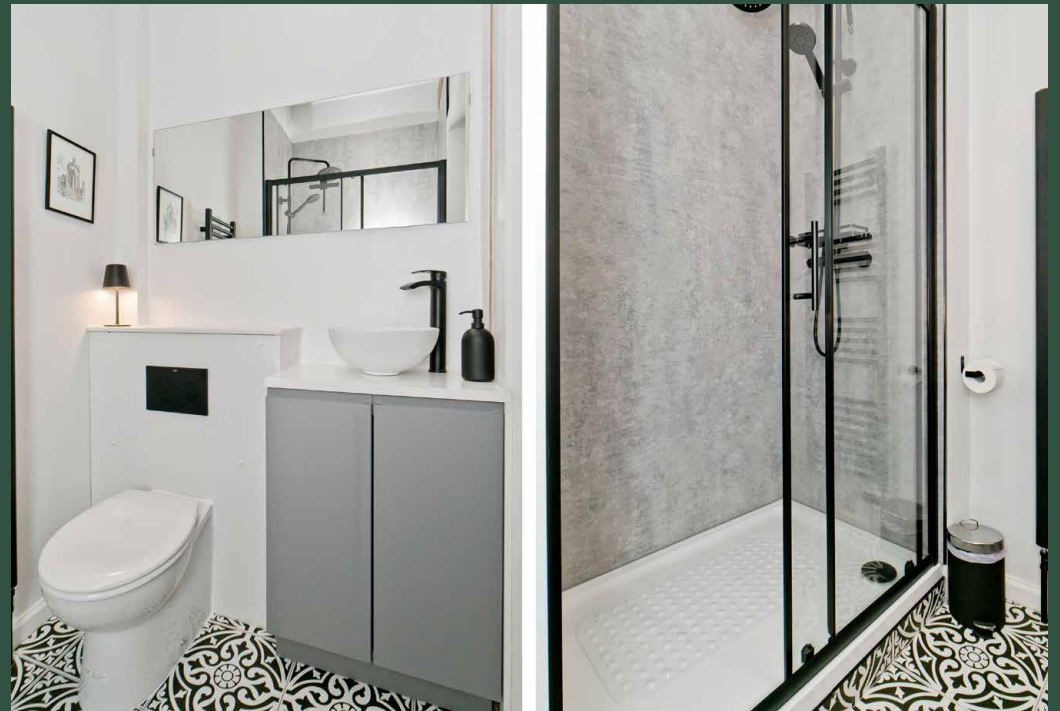




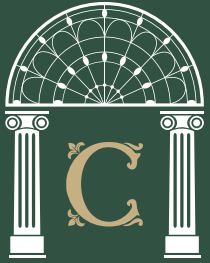


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*Contemporary en-suite shower room and a family bathroom with rainfall shower*







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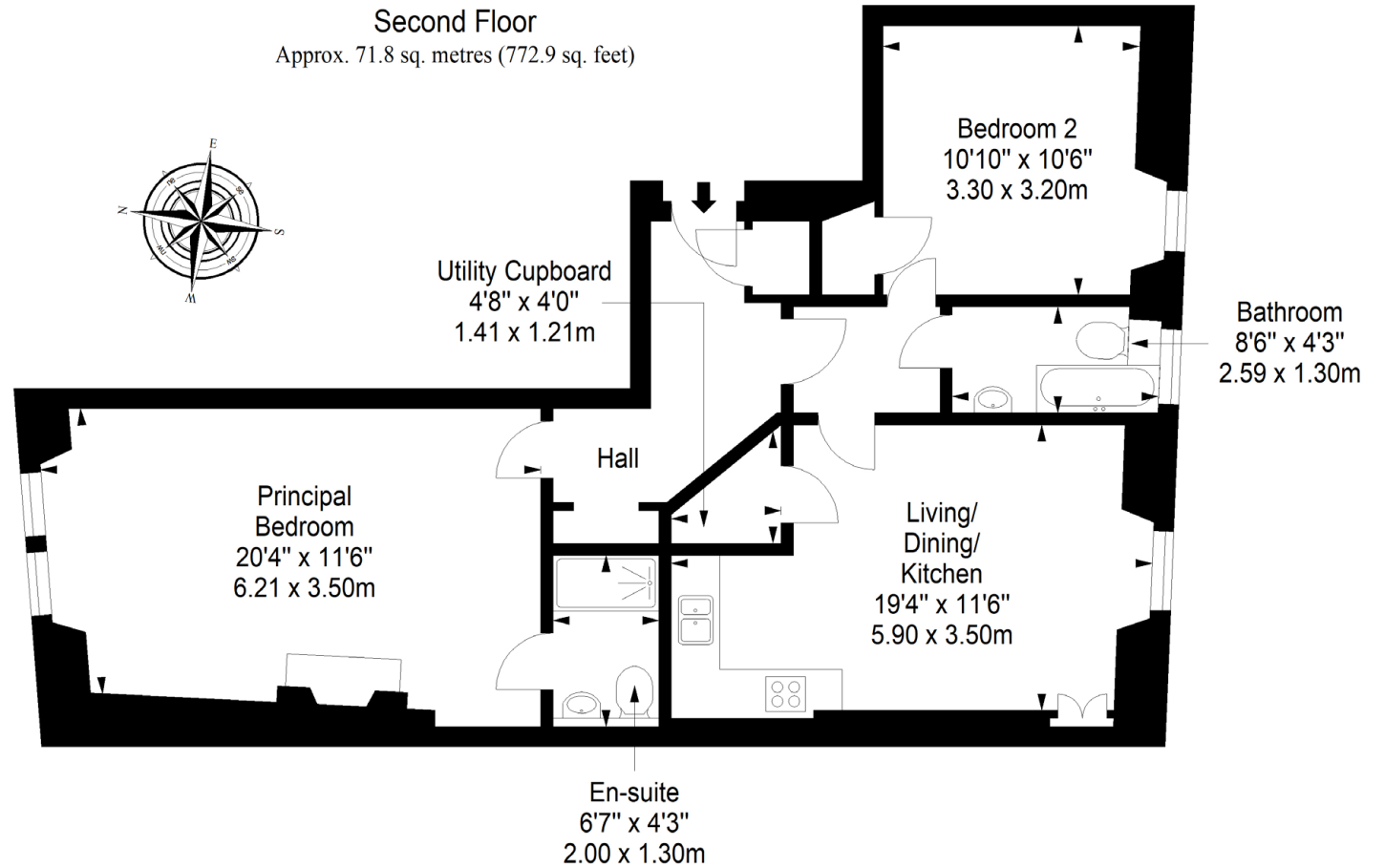
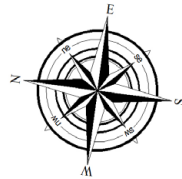
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**DISCLAIMER**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Second Floor**  
Approx. 71.8 sq. metres (772.9 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)