










Offers Over
£575,000

17 1F Cluny Gardens

Morningside | Edinburgh | EH10 6BH

A particularly impressive first floor flat forming part of a handsome Victorian stone built villa and offering exceptionally spacious and flexible accommodation in move-in condition, benefitting from a private garden and driveway. Quietly located in ever-popular Morningside, offering an enviable lifestyle close to excellent local amenities and transport links.

-  2 Reception rooms
-  2 or 3 Bedrooms
-  1 Bathroom
-  Private rear garden
-  Driveway
-  EPC rating – C
-  Council tax band - F



Description

The property boasts impressive proportions, extending over 1200 square feet and featuring high ceilings throughout, further enhanced by attractive period features including fireplaces and corning and well maintained fixtures and finishes including real wood and slate flooring. The large bay windowed room to the front enjoys a southerly aspect and can be used flexibly, as either a large double bedroom or as a reception room, featuring a log burner, perfect for cosy evenings during the cooler months. To the rear, the superb open plan kitchen/dining/family room offers the perfect setting for both family life and entertaining, with a window seat overlooking the gardens. The kitchen area is fitted with a good range of shaker style wall and base units with the appliances included, with a breakfasting bar ideal for informal dining. There are two further generous double bedrooms, with the principal bedroom to the front featuring built-in wardrobes. A luxurious bathroom with stained glass window, white suite, spa bath and over bath shower completes the internal accommodation. The property benefits from gas central heating throughout, and sash and case double glazing with the exception of the stained glass window in the bathroom.



Extras

The kitchen appliances, floor coverings, light fittings and window blinds and the wardrobes are to be included in the sale along with the garden sheds.

Note

This property has been virtually staged to illustrate how the rooms may look when furnished and to demonstrate possible layout options. Please note that the property is currently empty, as shown in the accompanying "before" images, which have also been provided for reference.

Gardens and Driveway

The property benefits from an excellent sized private garden to the rear, perfect for relaxing and al fresco dining during the warmer months. The garden is predominantly laid to lawn with patio area and two sheds, perfect for storing bikes, garden furniture and equipment. A shared pebble chipped driveway provides off street parking and has access to a power point should EV charging be required.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

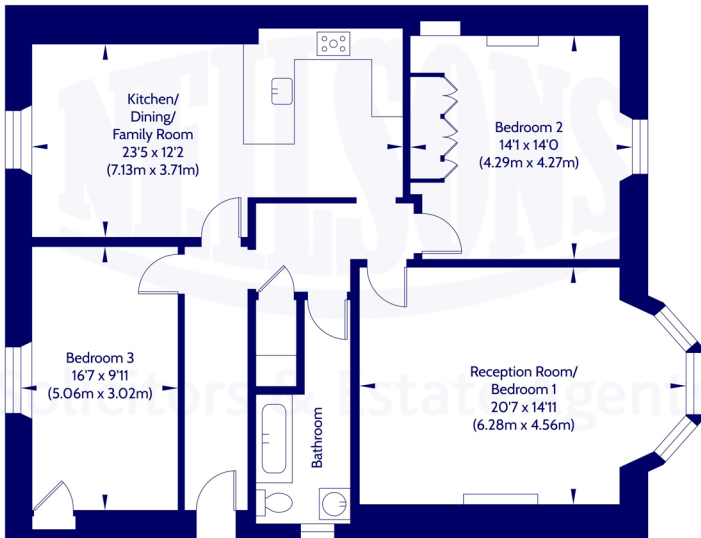
Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy travelling distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. There are many reputable schools in the area and the property is in the catchment for the well regarded Boroughmuir High. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 113 Sq M / 1212 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.



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