



Well presented

One bedroom, second floor flat



A well-presented one-bedroom, second-floor flat set in the highly sought-after Morningside area of Edinburgh, boasting excellent local amenities, including independent cafes, shops, restaurants and transport links. This charming property offers a bright and spacious living room with ample room for dining, seamlessly opening into a small, versatile box room, which benefits from having a window —ideal for a home office or study space. The kitchen is conveniently accessed from the lounge, creating a semi open plan feel while remaining distinct from the main living area. It features modern units, a range of appliances, and stylish tiled flooring with a complementary splashback. The rear-facing double bedroom enjoys a sunny aspect and retains character with an attractive original fireplace. The bathroom is well-appointed with a bath and overhead shower, wood panelling, tiled flooring, a mirrored cabinet, and the benefit of a window for natural light and ventilation. Further features include a welcoming hallway with useful storage, access to a communal garden, and on-street parking. This property would make an ideal first-time purchase or investment opportunity in a vibrant and desirable neighbourhood.

Key Features

- Communal stair
- Hall
- Dining lounge
- Kitchen
- Home office
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- On-street parking



Morningside

Morningside is one of Edinburgh's most sought after residential districts lying 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 Waitrose Supermarket and Marks & Spencer Food Hall. Recreational spaces in the area include the Meadows, Bruntsfield Links, Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road. The property is in the catchment areas for Bruntsfield and St Peter's RC Primary Schools and Boroughmuir High School.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine are included in the sale (no warranties given). Some furniture can be included if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£200,000

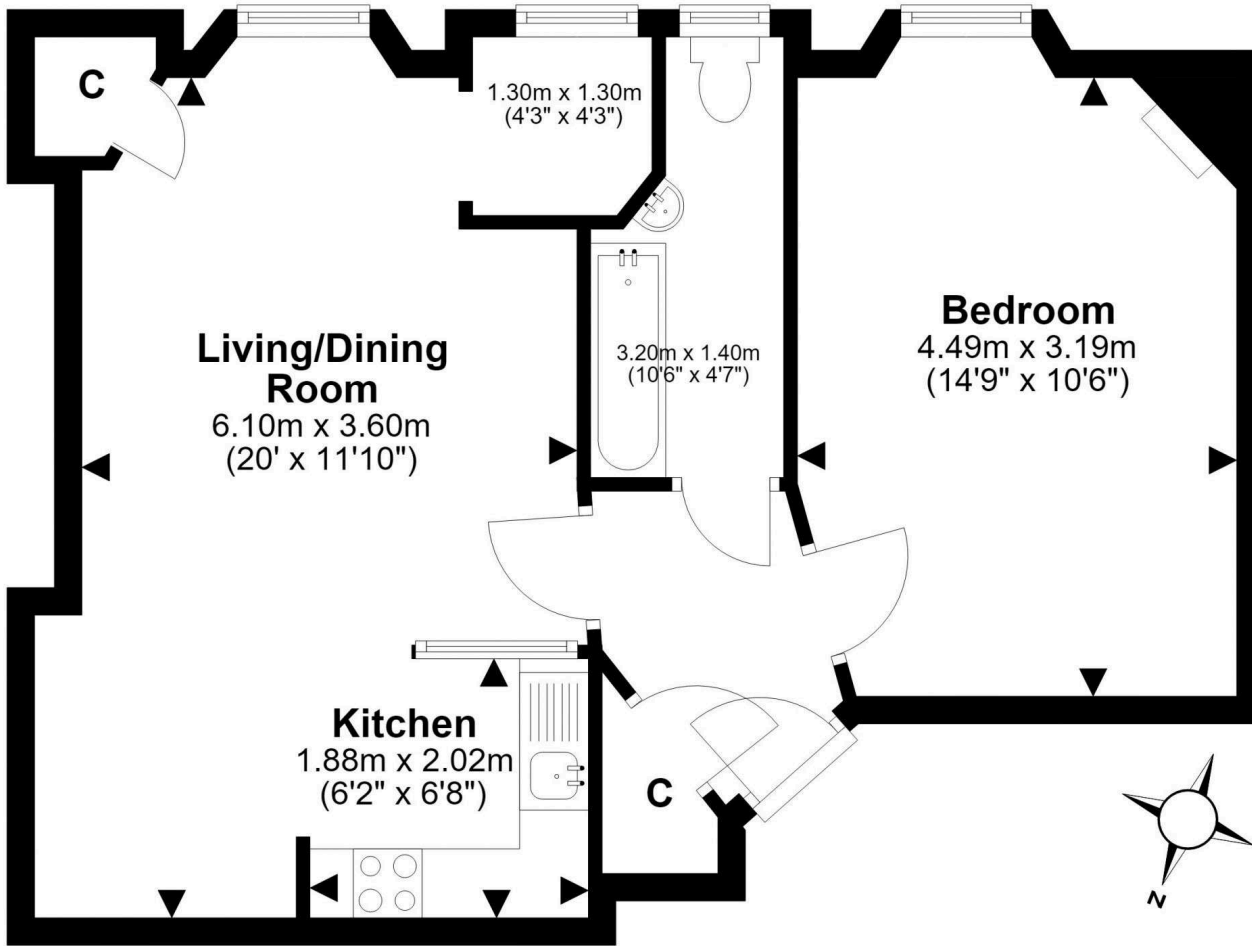
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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