

15/2 CLUNY AVENUE

Morningside, Edinburgh, EH10 4RN

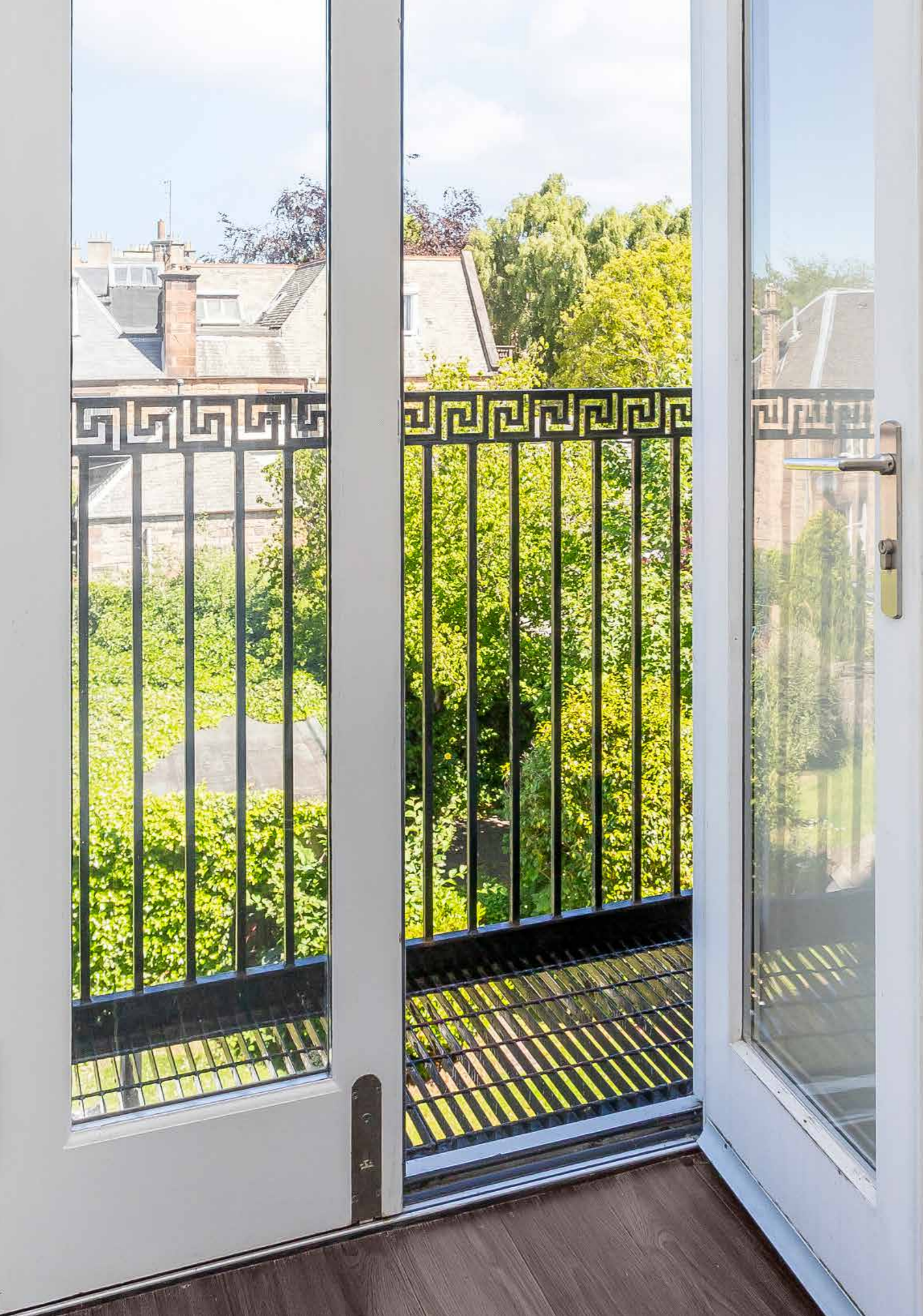


GILSON GRAY

LAW • PROPERTY • FINANCE

CONTENTS

- 05** **Welcome to 15/2 Cluny Avenue**
Set over the first and second floors of a Victorian townhouse, the home pairs classical ceiling heights and heritage details with thoughtful contemporary décor
- 06** **Floorplan**
- 08** **Entrance and hall**
A shared entrance leads to the flat at ground level
- 10** **Sun-filled living room**
Generously proportioned and enjoying a bright dual aspect, the carpeted living room is flooded with light
- 14** **Dining kitchen**
The kitchen overlooks the garden through French windows opening to a Juliet balcony and extends into an impressive dining room. The stylish design continues into the open utility area
- 18** **Bedrooms**
The carpeted principal bedroom forms a luxurious private retreat, complete with a contemporary en-suite bathroom. Three further carpeted double bedrooms span the two floors
- 22** **Family bathroom**
A bright family bathroom with a P-shaped bath and overhead shower
- 24** **Garden & parking**
A neatly lawned, generous private rear garden, detached single garage and private driveway
- 26** **Morningside**
Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel



Welcome to 15/2 CLUNY AVENUE

This impressive four-bedroom double-upper villa enjoys a highly desirable setting within the Morningside Conservation Area, beautifully pairing period elegance with sleek contemporary styling. It offers superbly versatile space, with sociable living areas and the added practicality of a utility room, two bathrooms, including a four-piece ensuite, plus a generous garden, garage, and driveway parking.

GENERAL FEATURES

Desirable leafy setting within the Morningside Conservation Area
Close to Blackford Hill and excellent local shopping
Set over the first and second floors of a Victorian townhouse
Beautifully presented home with thoughtful contemporary décor
Charming period details, including cornicing, fireplaces, and traditional windows
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Shared entrance and private vestibule with storage
Naturally lit staircase rising to the central first-floor hall
Elegant south-facing living room with wide bay window and fireplace
Stunning contemporary kitchen with island, integrated appliances, and Juliet balcony
Impressive dining room open to the kitchen, with roof lantern and glazed feature wall
Open utility area with extensive fitted storage and integrated appliances
Peaceful second-floor principal bedroom with far-reaching views and luxury en-suite bathroom
Three further flexible double bedrooms
One bedroom with a bright walk-in store, currently used as a children's ball pool
Bright first-floor family bathroom with shower-over-bath

EXTERIOR FEATURES

Generous private rear garden with neat lawn
Mature leafy screening creating a wonderful sense of privacy
Detached double garage and private driveway

PROPERTY NAME

15/2 Cluny Avenue

LOCATION

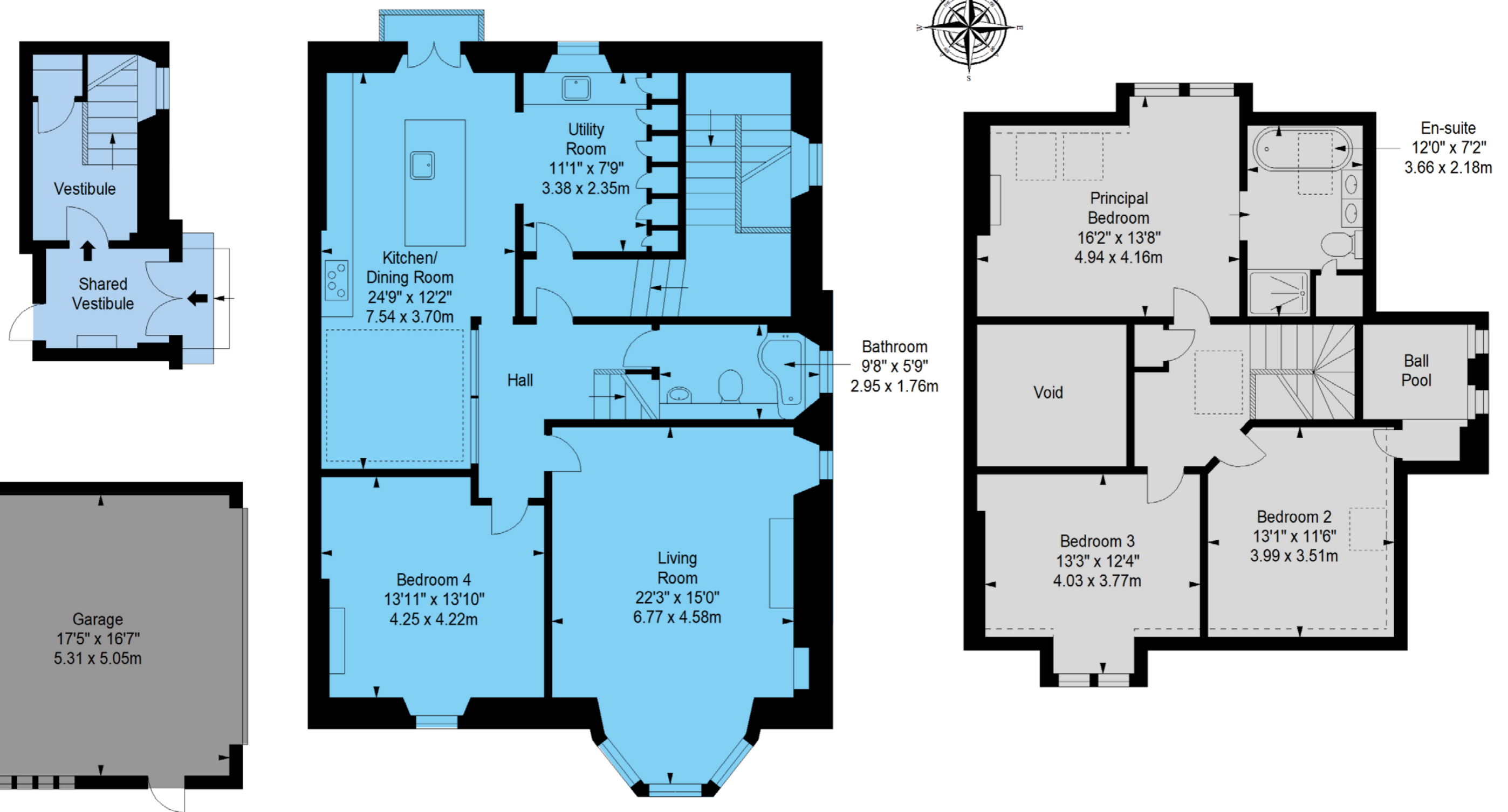
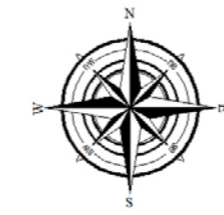
Morningside, EH10 4RN

APPROXIMATE TOTAL AREA:

206.6 sq. metres (2223.9 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

- GROUND-FLOOR
- SECOND-FLOOR
- FIRST-FLOOR
- GARAGE



ELEGANT DOUBLE UPPER VILLA

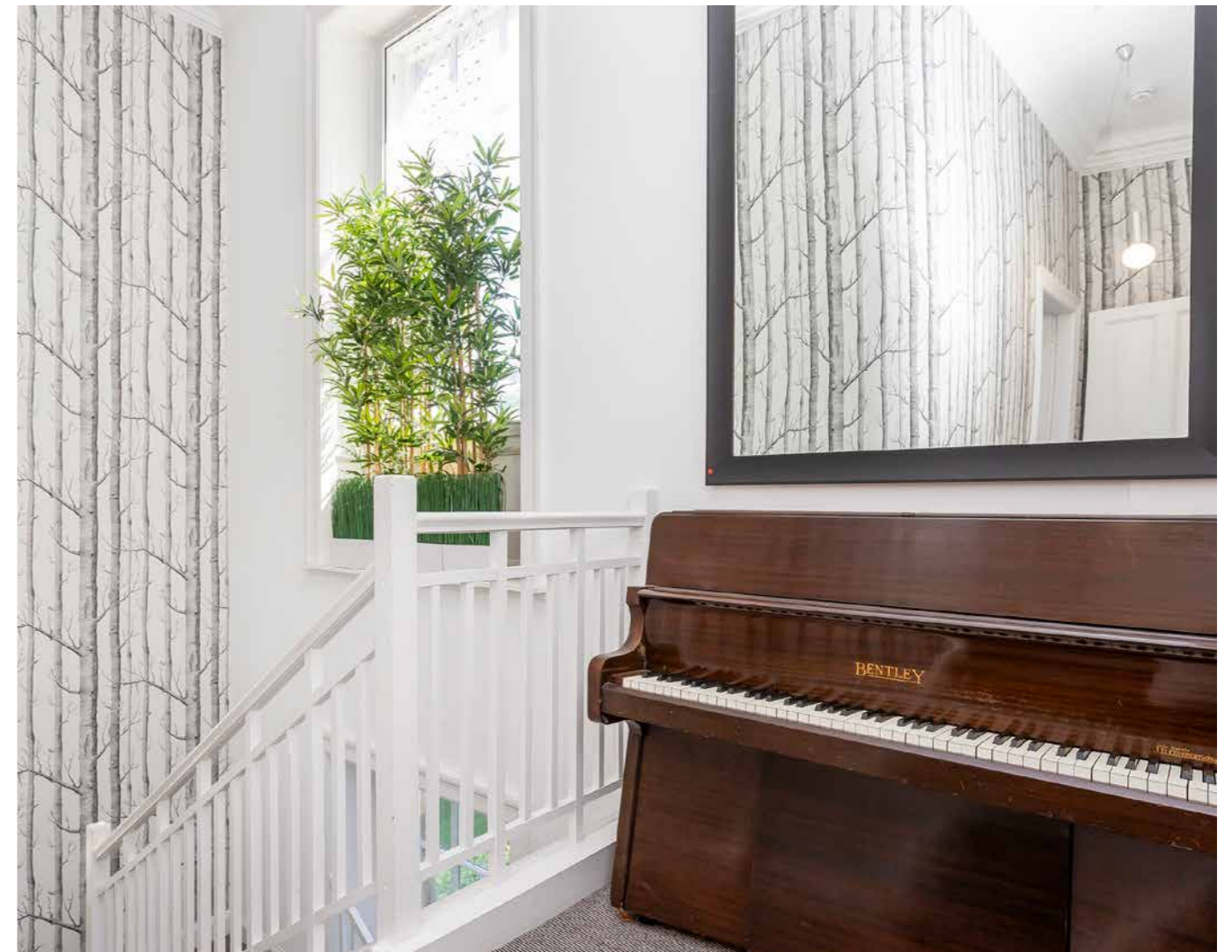
in leafy Morningside

Perfectly balancing tranquillity and convenience, the double upper villa offers the best in city living. The peaceful avenue lies just off Morningside's bustling shopping parade and moments from Blackford Hill, with highly regarded schooling nearby.

Set over the first and second floors of a Victorian townhouse, the home pairs classical ceiling heights

and heritage details with thoughtful contemporary décor. Cornicing, decorative fireplaces, and traditional windows all contribute to its uplifting character.

A shared entrance leads to the villa at ground level, where a vestibule with storage opens to a naturally lit staircase rising to the central first-floor hall.



SUN-FILLED LIVING ROOM

with bay window and fireplace

Generously proportioned and enjoying a bright dual aspect, the carpeted living room is flooded with light from tall traditional windows, including a south-facing bay with built-in seating. A welcoming space for relaxation, it is enhanced by dentil-detailed cornicing, a striking black fireplace, and a burgundy patterned feature wall.



" A welcoming space for relaxation..."



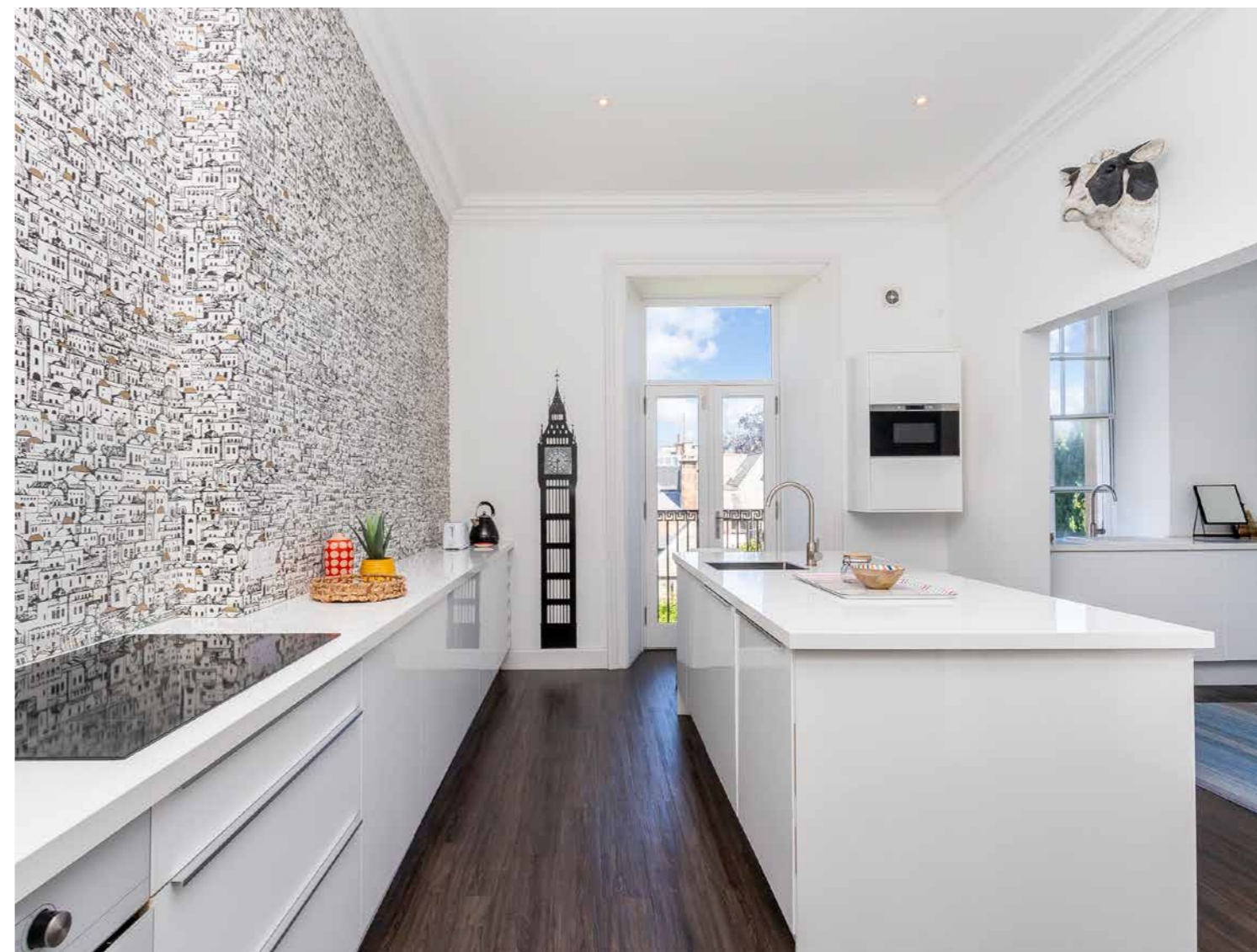


DINING FRITZCHEN



STUNNING CONTEMPORARY KITCHEN

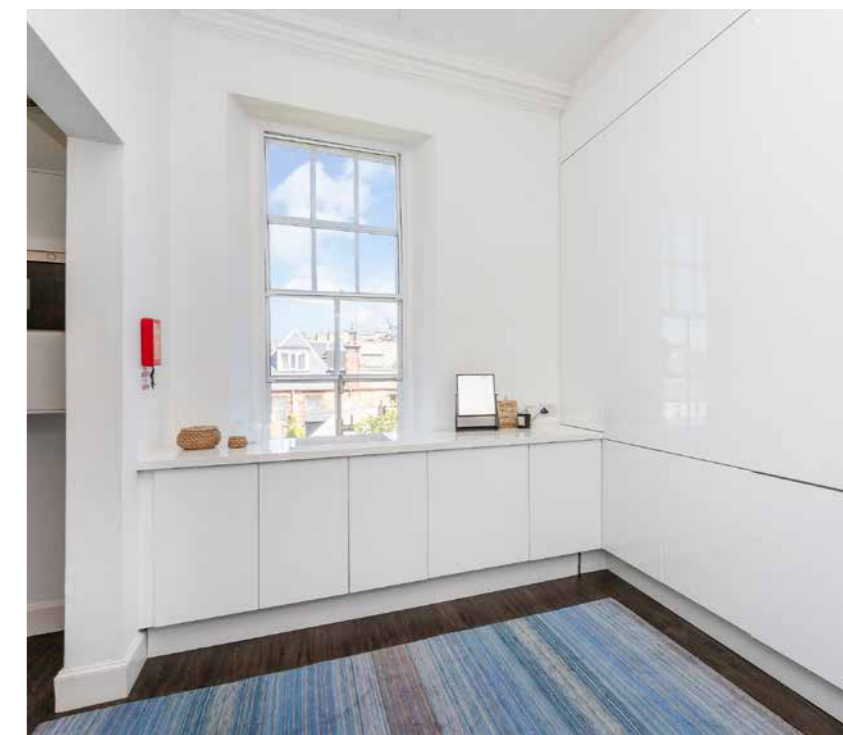
with Juliet balcony, integrated appliances, and utility area



The kitchen overlooks the garden through French windows opening to a Juliet balcony and extends into an impressive dining room, where a roof lantern and glazed feature wall bring in excellent natural light.

The kitchen has a crisp contemporary finish, with sleek white cabinetry, glossy worktops, dark wood-effect flooring, and a characterful cityscape feature wall. A central island provides seating for casual breakfasts or drinks with guests, while integrated appliances include an oven, induction hob, dishwasher, fridge, and freezer.

The stylish design continues into the open utility area, with extensive fitted units housing a washing machine, tumble dryer and another integrated fridge, freezer and washer/dryer.



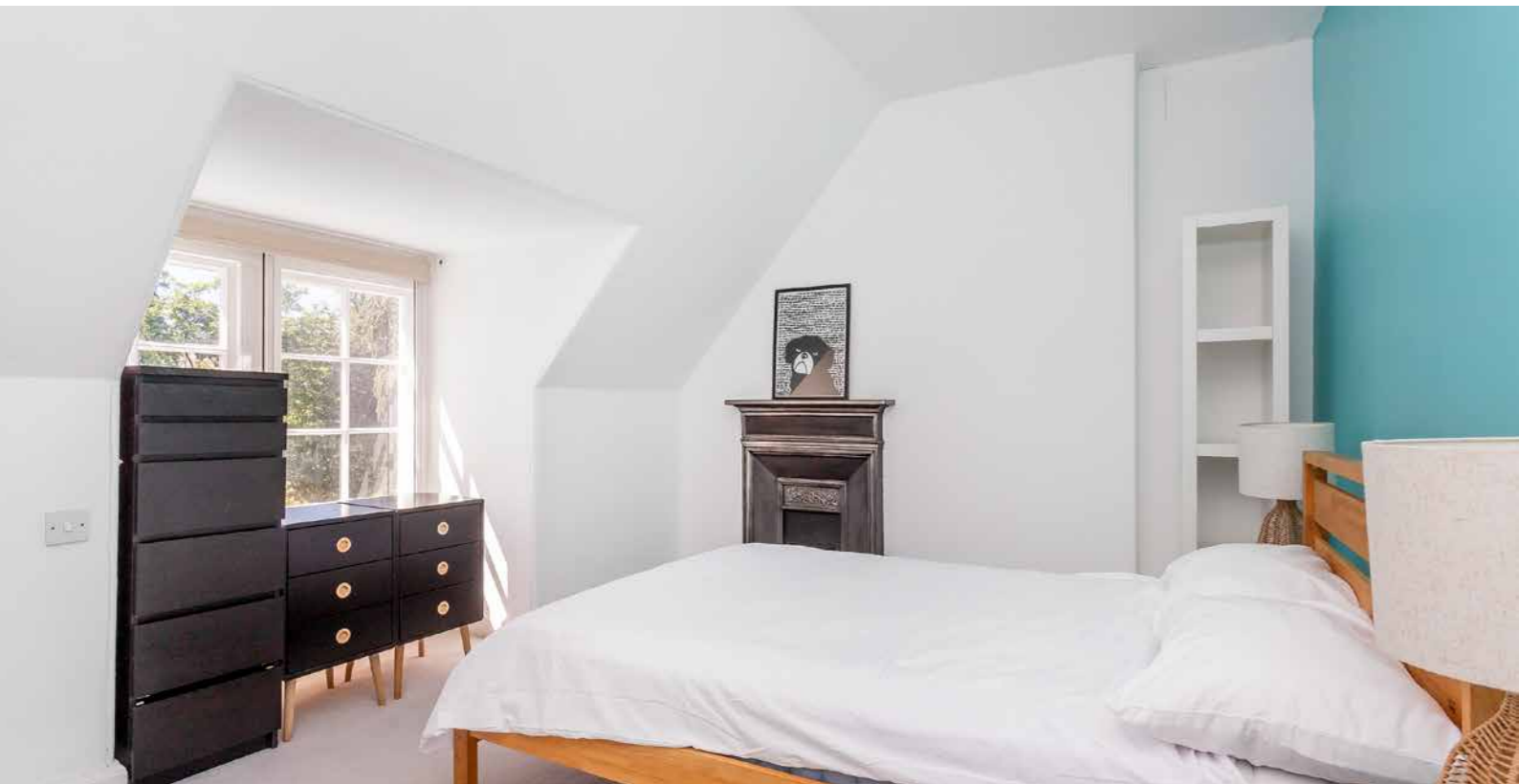


A luxurious private retreat

PRINCIPAL SUITE

Tucked under the eaves on the second floor, with multiple windows capturing far-reaching views, the carpeted principal bedroom features a charming cast-iron fireplace and elegant monochrome accent wall. It forms a luxurious private retreat, complete with a contemporary ensuite bathroom with a skylight, full-height tiling, twin basins, a deep freestanding bath, and separate rainfall shower enclosure.





FURTHER FLEXIBLE BEDROOMS

Three carpeted double bedrooms span the two floors, offering flexible options for family, guests, a study, or additional living space. Charming touches include colourful accent décor, period fireplaces, and cornicing.



One second-floor bedroom also opens into a bright walk-in store, playfully set up as a children's ball pool





FAMILY BATHROOM

Completing the first-floor accommodation is a bright family bathroom with a P-shaped bath and overhead shower, offset by burnt-orange feature décor.



GENEROUS PRIVATE REAR GARDEN



Externally, the home benefits from a generous private rear garden, neatly lawned and sheltered by mature greenery. A detached double garage and private driveway provide valuable off-street parking in this coveted Morningside address.

Extras: The sale includes all fitted flooring, window coverings, light fittings, and appliances.





MORNINGSIDE



Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





GILSON GRAY

LAW • PROPERTY • FINANCE

Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.