



## Location

This 2nd floor south facing tenement flat is situated in the sought-after area of Morningside, just southwest of Edinburgh city centre which is cherished for its unique "small-town" feel.

Ideally positioned for both swift access into the City Centre 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, pubs, restaurants, and independent shops, as well as a Waitrose and M&S supermarket. Leisure facilities are also plentiful with the Dominion Cinema and the Churchill Theatre nearby.

Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, the Pentland Hills Regional Park is close by 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 private schools including the Rudolf Steiner School and George Watson's College.

There are superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway network.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





## Accommodation

Entrance hallway

Living room with window seat and press cupboard

Kitchen with built in hob & oven, extractor fan, dishwasher and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

Double bedroom

Bathroom with shower over corner bath, WC and wash basin

## Extra features

Double glazing

South facing bright flat

Gas central heating

Communal gardens to the rear

There is on street permit parking

Factor fee is £355.86 per year

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
39.5m<sup>2</sup>

