

MORNINGSIDE

12/2 MORNINGSIDE ROAD
EH10 4DB



EPC RATING: D

OFFERS OVER £280,000



UNIQUE SPLIT LEVEL ONE BEDROOM FIRST FLOOR PERIOD FLAT, AT HOLY CORNER

This impressive property is full of charm. The spacious accommodation comprises a bright sitting/dining room with feature stone wall & fireplace and a mezzanine hallway leading to a kitchen/breakfast room, a contemporary bathroom with sunken bath and a large double bedroom with lots of fitted storage. This superb apartment is situated in a historical listed building, surrounded by a wide array of retail outlets, coffee shops, bars & restaurants. This would make a perfect home for a first time buyer or an investor.

VIEWING

Sun 2-4 or tel 0131 4466850

PROPERTY DESCRIPTION

- Communal hallway leading to the inner entrance hall
- Large, bright sitting/dining room with twin windows, feature stone wall, original fireplace and a modern staircase up to a mezzanine hallway
- Kitchen/breakfast room with great range of fitted units & appliances and pull-down breakfast bar
- Double bedroom with twin windows with discreet secondary glazing, excellent storage with fitted double wardrobe, vanity cupboard, walk-in storage, overhead storage cupboard & window seat with pleasant outlook over the historic Eric Liddell centre building
- Bathroom with sunken bath with mixer shower over & glass bricks separating it from the wc, vanity sink unit & heated towel rail
- Gas fired central heating from a Vaillant Eco Tec Plus 831 boiler
- A wealth of period features including stripped wood sash & case windows & surrounds with working shutters, original exposed stone wall & open fireplace, stripped wooden floors and panel doors
- Resident on street permit parking

AREA

The property borders both Morningside, a very prestigious area and vibrant Bruntsfield in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Harrison Park and the Union Canal. Edinburgh, Napier & Heriot Watt universities are all just a bus ride

away and there is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

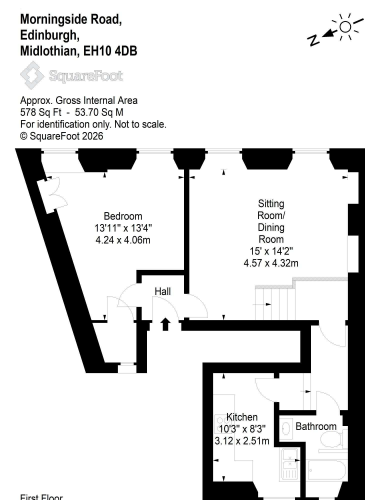
£290,000

Sitting/dining room	15' x 14'2 (4.57 x 4.32m)
Kitchen	10'3 x 8'3 (3.12 x 2.51m)
Bedroom 1	13'11 x 13'4 (4.24 x 4.06m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



espc

rightmove
onTheMarket.com