



1/2 (1F2) Church Hill Place  
Morningside, Edinburgh, EH10 4BE

CALL US ON 0131 447 4747

# 1/2 (1F2) Church Hill Place, Morningside, Edinburgh, EH10 4BE

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Reception hall with excellent storage.
- Attractive south-west facing bay windowed living room (could be used a bedroom).
- Study off the living room.
- Dining kitchen with appliances (could be used a living room/kitchen).
- Good-sized double bedroom.
- Bathroom.
- Gas central heating.
- Double glazing.
- Many original features.
- Communal gardens to the rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A first-floor flat, forming part of a traditional tenement building in the much sought-after and highly regarded Morningside district of the city, within walking distance of an excellent range of local amenities and a short journey to the south of the City Centre. The property offers flexible living accommodation and could be used as a one or two-bedroom property and would be suitable for a professional person or couple.

**COUNCIL TAX BAND** D  
**TRAIN STATION:** APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Church Hill Place is situated in one of Edinburgh's prime residential districts, Morningside, a mile and a half south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Craiglockhart Hill, Bruntsfield Links and The Meadows; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. The area offers highly regarded primary and secondary schooling including Bruntsfield Primary School and Boroughmuir High School. George Watson's College is also situated close by. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car.

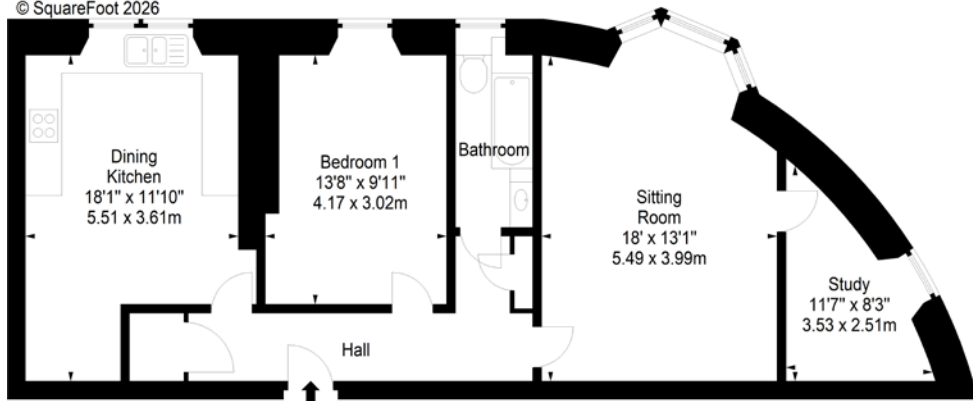
**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



Church Hill Place,  
Edinburgh,  
Midlothian, EH10 4BE



Approx. Gross Internal Area  
69 Sq M - 742. 73 Sq Ft  
GIA supplied.  
For identification only. Not to scale.  
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First Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.