



2/14 Bruce Street  
MORNINGSIDE | EDINBURGH | EH10 5JE

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solicitors & estate agents



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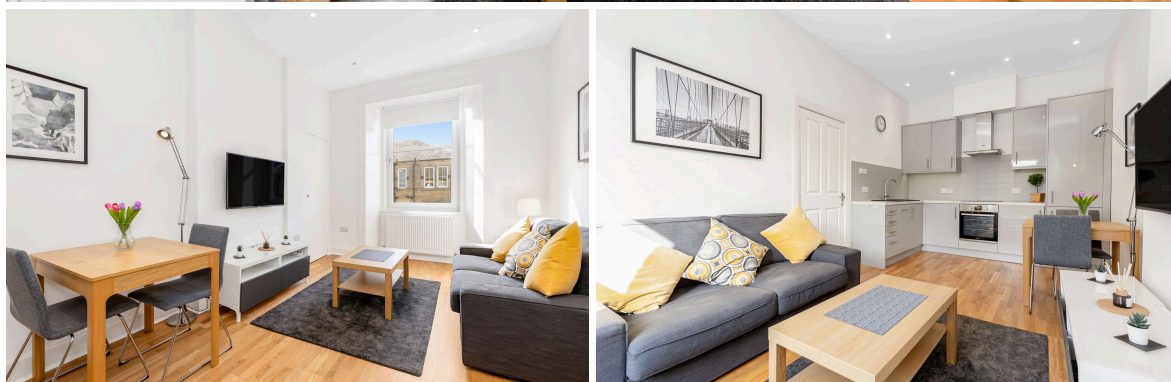
A particularly appealing one-bedroom top floor tenement apartment within a prime area and within close proximity to an excellent range of amenities in Morningside, and within close proximity to the City Centre alike. This property would make an excellent first purchase or buy to let investment and offers a low maintenance flat in a highly sought after area. The property comprises an entrance hall with secure entry system, a kitchen/living room with dining area and the boiler cupboard, the fully fitted kitchen currently comprises an induction hob, oven and fan, dishwasher, washing machine and fridge/freezer. There is also a well-proportioned bedroom with views of the Pentlands and completing the accommodation is the en-suite shower room with shower, WC and a heated towel rail. The property also benefits from a shared garden and on-street parking.

- Entrance hall with secure entry
- Fully fitted kitchen/living room with dining area
- Well-proportioned bedroom with views of the Pentlands
- Shower room with heated towel rail
- Shared rear garden and on-street parking

Council Tax band B, Energy Rating :C

Included in the sale will be the blinds, light fittings, integrated appliances (cooker, hob, dishwasher, washing machine, fridge freezer), and bedroom wardrobes.

Other items of furniture are available by separate negotiation.

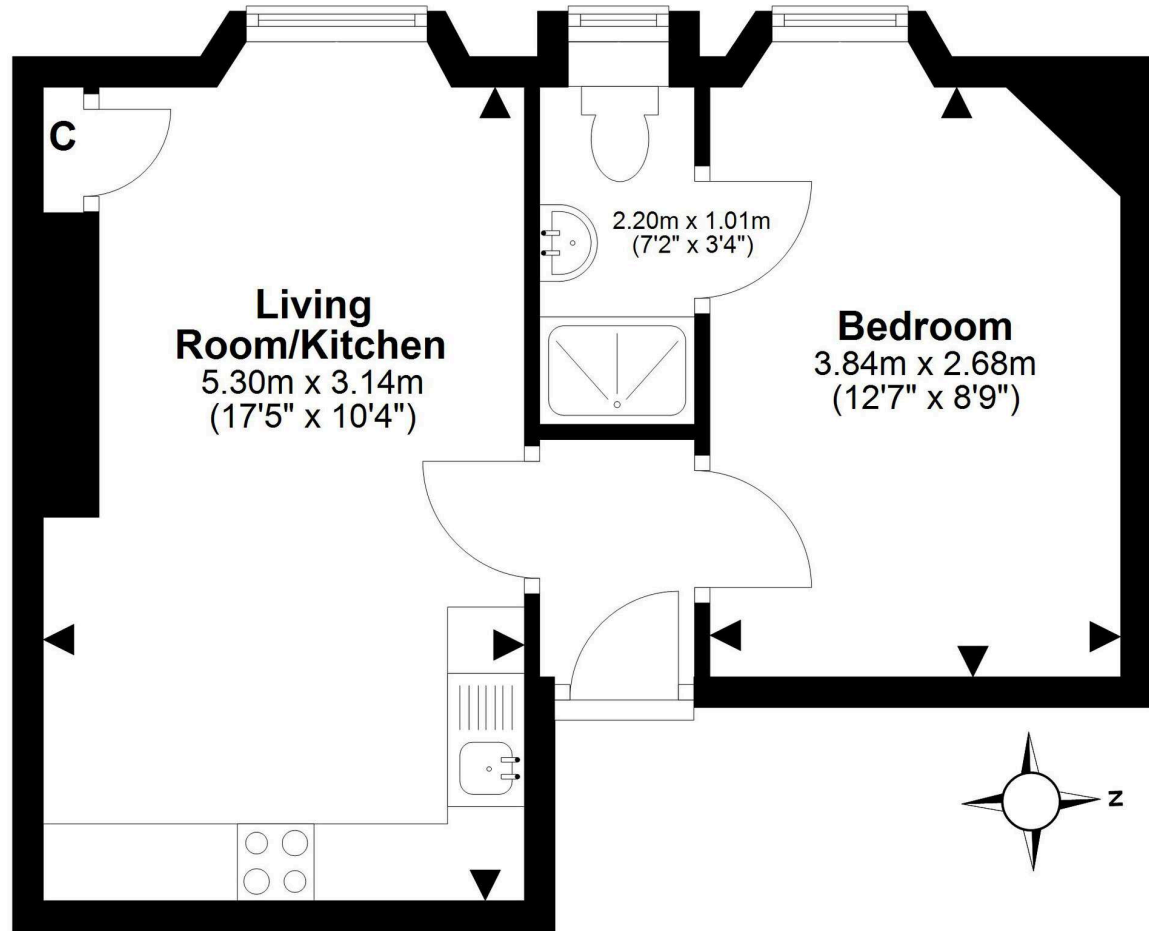
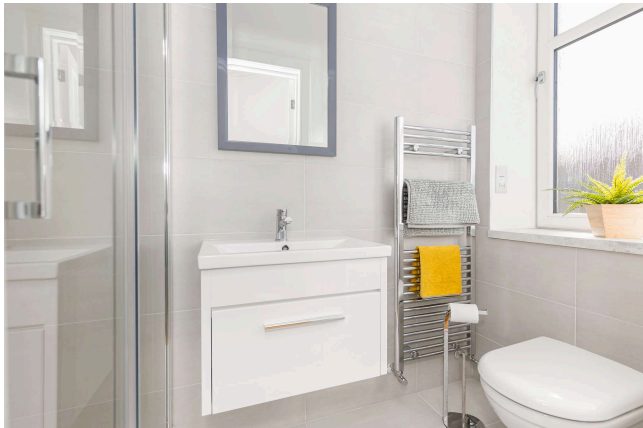


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Morningside is a sought-after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisure wise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.





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.