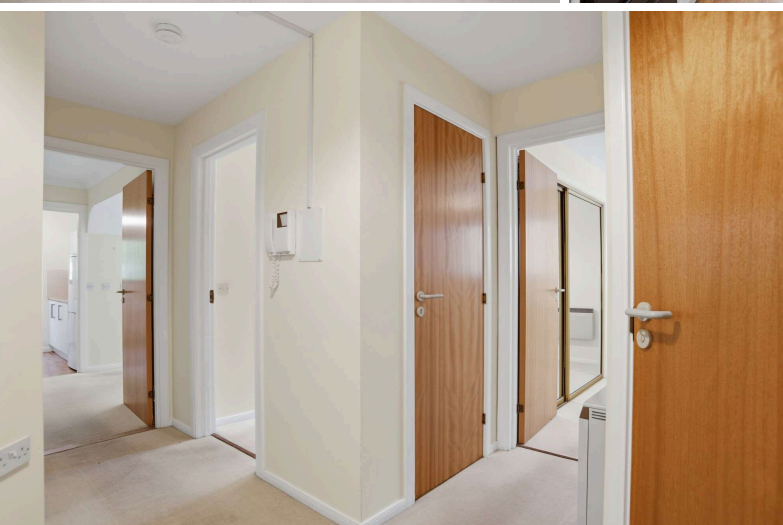
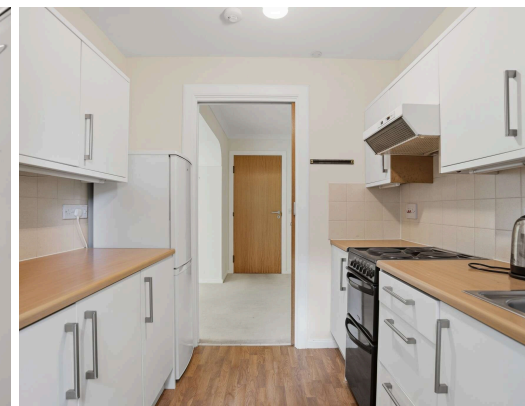




Flat 1 Chartwell House 4b, Church Hill Road  
EDINBURGH, EH10 4BQ

- Peaceful Location
- Ground floor retirement apartment
- No onward chain
- Off road parking
- EPC: D
- Council tax band: E





Flat 1, Chartwell House is a charming ground-floor two-bedroom retirement apartment forming part of a well-established and meticulously maintained development, quietly tucked away just off Church Hill in the heart of Morningside - one of Edinburgh's most desirable residential districts.

A particular highlight of the apartment is the impressive bay window within the living area, overlooking the beautifully landscaped communal gardens, where a mature cherry blossom tree provides a stunning display of colour when in bloom. The development enjoys an enviable setting, surrounded by an excellent selection of local amenities, independent shops, cafés and superb transport links, all within easy reach.

Internally, the apartment offers bright, well-proportioned accommodation with a practical and thoughtfully designed layout throughout. The spacious open-plan living and dining area creates an ideal space for relaxing or entertaining, with the large bay window flooding the room with natural light. The adjoining galley-style kitchen is well appointed, providing an efficient working space complemented by an excellent range of fitted wall and base units.

The principal bedroom benefits from built-in wardrobes, while the second bedroom offers excellent versatility, ideal as a guest bedroom, dining room or home office. Further benefits include double glazing, electric storage heating and excellent internal storage throughout. The modern wet room is fitted with a mains-fed shower system and easy-maintenance wet wall panelling for added practicality.

For additional peace of mind, residents benefit from a community alarm system, helping to ensure comfort, safety and security.

Externally, the development enjoys beautifully maintained communal gardens

with an attractive variety of mature plants, shrubs and trees, together with residents' parking.

**Location:**

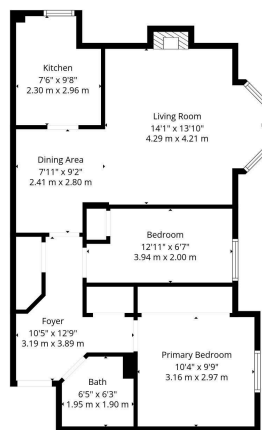
Morningside is one of Edinburgh's most prestigious areas, set in the south of the city. It is a thriving community with a broad range of excellent local amenities including a wide selection of everyday shops, Doctors surgery, dentists, pharmacies, banks, a post office, coffee shops, restaurants and churches, with further facilities including a Waitrose Supermarket. Morningside has an excellent library which is well used by the local residents. The nearby Braid and Pentland Hills offer many pleasant recreational pursuits for walkers and cyclists and there are also a number of excellent golf courses which include the Braid Hills, Bruntsfield Links and Craigmillar Park Gardens. Edinburgh's city bypass is situated nearby providing links to the main motorway network, Edinburgh Airport and East Lothian. There is also a good bus service which operates to and from Edinburgh City Centre and to surrounding areas.

**Agents note:**

The factor is Charles White Limited and their charges from 1/10/25 to 30/9/26 were £2,022.78.

The block buildings insurance from 1/11/25 to 31/10/26 was £641.33.

For single residents; available to 65 and over. Where the property is occupied by more than one person, at least one occupant must have reached the age of 65 and no occupant may be under the age of 55.



Total: 683 sq. Ft. 63 m<sup>2</sup>  
1st Floor: 583 sq. Ft. 53 m<sup>2</sup>  
Excluded Areas: Fireplace: 6 sq. Ft. 1 M<sup>2</sup>, Walls: 57 sq. Ft. 6 m<sup>2</sup>  
(Includes Property Only. Measurements are Deemed Highly Reliable But Not Guaranteed)

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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