

MORNINGSIDE

43/7 JORDAN LANE
EH10 4QY



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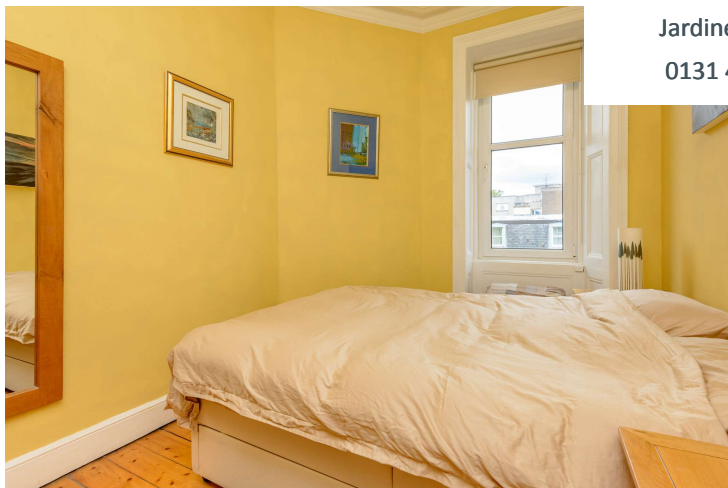
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EPC RATING: D

OFFERS OVER £285,000

PROPERTY DESCRIPTION

- Hallway with two handy storage cupboards
- Spacious bay windowed sitting room with feature fireplace, open shelved
- Edinburgh press and wonderful views out to the hills
- Large kitchen/dining room with useful larder cupboard, great range of modern fitted units & appliances and lots of space for dining & entertaining
- Double bedroom quietly located to the rear
- Handy boxroom which has a myriad of uses including storage, study or nursery
- Updated bathroom with bath with electric shower over, shaker style vanity sink unit, wc & chrome heated towel rail
- Gas central heating from boiler located in the kitchen
- Upvc double glazed casement windows
- A wealth of period features including stripped wood floors, cornicing, fireplace, panel doors & shelving
- Well maintained stair and shared rear garden
- Resident permit parking in the street



VIEWING

By appointment Pls Call

Jardine Phillips

0131 4466850



SUPERB ONE BED PLUS BOXROOM SECOND FLOOR TRADITIONAL FLAT WITH STUNNING VIEWS IN POPULAR MORNINGSIDE

Located in this quiet cul de sac off Morningside Road is this beautifully presented flat with bay windowed sitting room with amazing outlook out to the Pentland hills, large modern kitchen/dining room, double bedroom, boxroom and updated bathroom. Potential to use it as a two bedroom flat by turning the kitchen/diner into an open plan kitchen/sitting/dining room and making the sitting room the main bedroom. This property would make an ideal home for a first time buyer, downsizer or investor being minutes from the hustle & bustle of the main road with its wide range of supermarkets, retail outlets, coffee shops, bars & restaurants, together with excellent transport links into the city centre. Also perfect for those that like the outdoors with lots of wide open spaces close by.

AREA

Morningside is a very prestigious area 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. There are also a good range of gyms/leisure facilities and golf courses a short drive or bus ride away. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. 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, cooker hood, dishwasher, fridge freezer & washing machine are included in the sale.

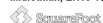
HOME REPORT VALUATION

£290,000

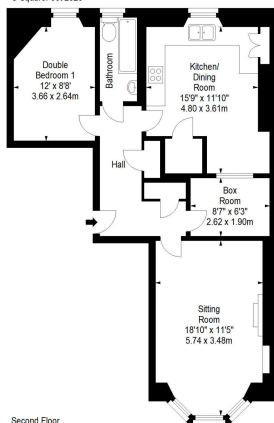


Sitting room	18'10 x 11'5 (5.74 x 3.48m)
Kitchen/dining room	15'9 x 11'10 (4.80 x 3.61m)
Bedroom 1	12' x 8'8 (3.66 x 2.64m)
Boxroom	8'7 x 6'3 (2.62 x 1.90m)

Jordan Lane,
Edinburgh,
Midlothian, EH10 4QY



Approx. Gross Internal Area
742 Sq Ft - 68.93 Sq M
For identification only. Not to scale.
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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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.

