










Offers Over  
**£280,000**

## 9/2 Plewlands Terrace

Morningside | Edinburgh | EH10 5JX

Stunning first floor one-bedroom flat forming part of a handsome tenement within the highly sought-after Morningside district of the capital, close to excellent amenities and superb transport links. Showcasing an abundance of elegant period features whilst presented in true walk-in condition, the property is sure to appeal to a variety of purchasers, including professionals and couples alike.

-  1 bedroom
-  2 public rooms
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation begins with a welcoming hallway benefitting from a large walk-in shelved storage cupboard. The kitchen/diner is beautifully appointed with fitted units, tall cabinetry maximising storage space, under-unit lighting, and attractive wooden worktops complemented by crisp white units. A beautifully preserved original range cooker creates a gorgeous focal point, while a traditional Edinburgh press cupboard houses the boiler. A substantial pantry fitted with cabinetry and integrated white goods further enhances the practicality of the space. A separate utility area provides additional shelving and partial splashback panelling for easy upkeep. The lounge is bright and airy, enhanced by elegant corning and a decorative original fireplace adding further character to the room. A useful box storage room is currently utilised as a walk-in wardrobe. Flowing directly from the lounge, the bedroom is a comfortable front-facing double offering plenty of space for freestanding furniture. Completing the accommodation is a stylish bathroom featuring a cast iron freestanding bath, heated towel rail, and partial tiling.

Further benefits include gas central heating, double glazing, and secure door entry system.



## Gardens & Parking

Externally, residents can enjoy a well-maintained shared rear garden, while unrestricted on-street parking is available for both residents and visitors alike.

## Extras

Selected fixtures and fittings, including; integrated fridge, and freezer, freestanding cooker, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

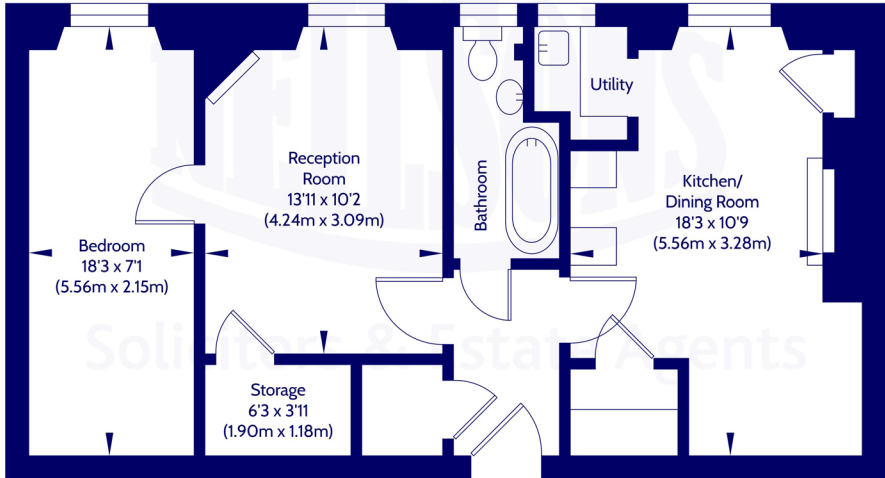
Plewlans Terrace is a sought-after residential area being superbly located within the fashionable Morningside district of Edinburgh. Morningside Road has a range of specialist shops, Post Office, banks and building societies. Neighbouring Bruntsfield boasts a variety of cafes, bistros, bars and restaurants with cultural requirements met by the Dominion cinema, Kings Theatres and Concert Halls. Frequent public transport runs to the City Centre and surrounding areas. The City by-pass is easily accessed providing links to the A1, major motorway networks and Edinburgh International Airport proving ideal for commuters. Edinburgh University's Kings Buildings, Napier University and the Edinburgh Royal Infirmary are within easy reach. Schooling is well represented in the area for both the private and public sectors. Warrender Swimming Baths and Craiglockhart Sports Centre which caters for both indoor and outdoor sports are close by. Several renowned golf courses include The Merchants of Edinburgh which is minutes' walk away and Mortonhall with the Braid Hills and driving range. Outdoor walks can be taken at the Pentland Hills with mountain bike trails and Hillend Ski Centre or relaxing routes through the serene, picturesque Hermitage of Braid.





Approx. Gross Internal Floor Area 58 Sq M / 621 Sq Ft.

### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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