

campbell
smith

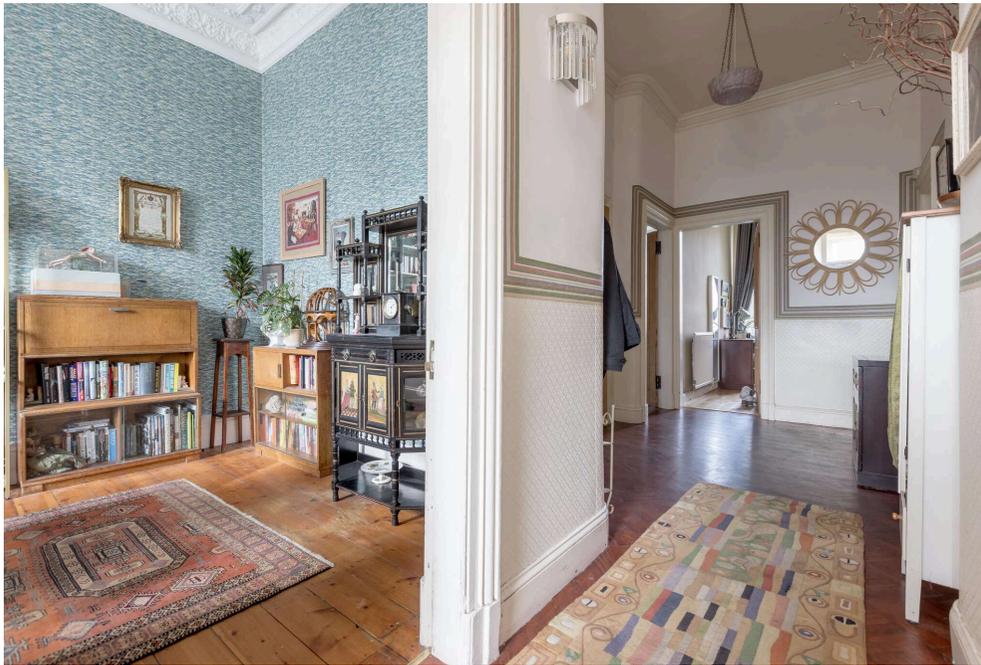
7 Morningside Gardens,
Edinburgh,
EH10 5LA



- Generous south facing main door flat in sought after Morningside
- Versatile accommodation
- Entrance vestibule
- Hallway with excellent storage
- Bay window sitting room
- Dining kitchen
- Large box room
- 3 double bedrooms
- Bathroom with shower over bath
- Period features, timber floors & stripped apartment doors
- Gas central heating
- Secondary glazing
- Private south facing front garden
- Cellar below kitchen
- Unrestricted on street parking

Offers Over : £450,000









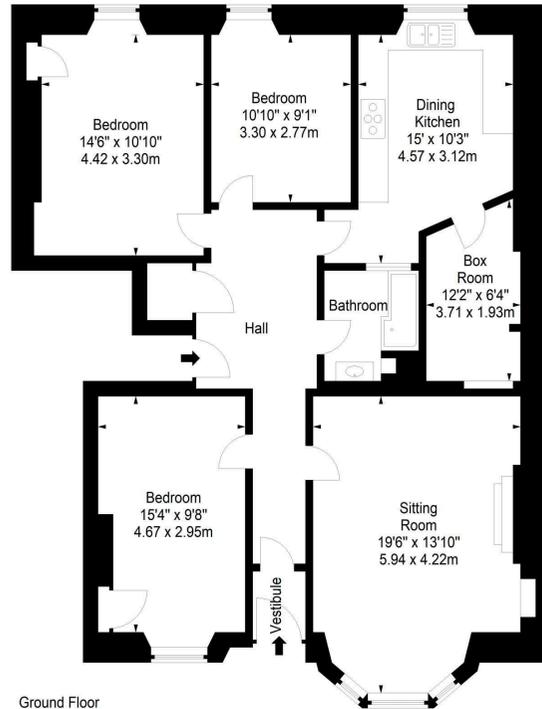




Morningside Gardens,
Edinburgh,
Midlothian, EH10 5LA



Approx. Gross Internal Area
1156 Sq Ft - 107.39 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

campbell
smith

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The oven, hob, washing machine and dish washer are included



Buses

Craighouse Road - 23. Morningside Drive - 36. Comiston Road - 5, 11, 15, 16, N11, N16



Shops

Comiston Road, Morningside Road inc Sainsbury, M& S Food and Waitrose



Schools

P1-P4 Canaan Lane PS, P5-P7 South Morningside PS, St Peter's RC PS, Boroughmuir High, St Thomas of Aquin's RC HS. George Watson's College is within easy reach



Parking

On street



Council Tax Band - E



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.