



## Well-presented

### One bedroom, top floor flat



Situated in the highly sought-after Morningside area of Edinburgh, this well-presented one-bedroom top floor flat offers bright, comfortable living in a fantastic location. With excellent local amenities, cafés, shops, and transport links all within easy reach, the property is perfectly suited to first-time buyers, professionals, or those seeking a convenient city base. The property is accessed via a well-maintained communal stair with secure entry phone system, creating a welcoming approach to the flat. Internally, the accommodation opens into a hallway which includes a useful cupboard housing the freezer. The spacious dining lounge is flooded with natural light and enjoys a pleasant outlook. This attractive living space also features a traditional Edinburgh Press cupboard, a gas fire, and additional storage including a cupboard housing the boiler and high-level storage. The kitchen is fitted with modern units complemented by attractive tiling and a selection of appliances, providing a practical cooking space. The lovely double bedroom is a particularly appealing feature of the property, offering a peaceful outlook towards the Pentland Hills. It also retains a beautiful original fireplace and benefits from a fitted wardrobe providing excellent storage. Completing the accommodation is a smart shower room, fitted with a shower cabinet featuring a rainfall shower, white tiling, WC and wash hand basin. Externally, residents enjoy access to a communal garden, while on-street parking is readily available. This charming flat combines traditional character with modern convenience in one of Edinburgh's most desirable neighbourhoods, making it a superb opportunity for a wide range of buyers.

### Key Features

- Communal entrance
- Hallway with storage
- Dining lounge
- Kitchen
- Double bedroom
- Shower room
- Gas central heating
- Double glazing
- Communal garden
- On street parking
- Stair cleaning approx. £25 per quarter



## Morningside

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Recreational spaces in the area include the Meadows, Bruntsfield Links, Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road. The property is in the catchment areas for Bruntsfield and St Peter's RC Primary Schools and Boroughmuir High School.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge and a freezer are included in the sale (no warranties given). Some furniture is available if required.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

B

### Home Report Valuation

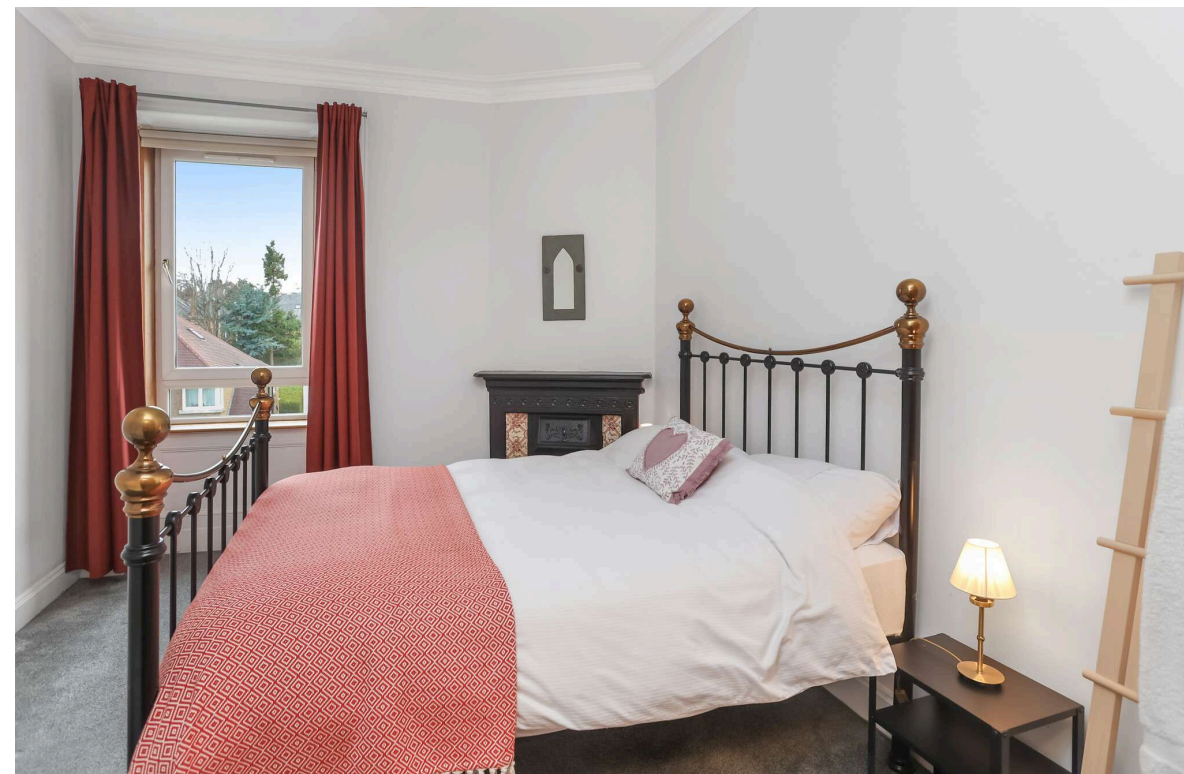
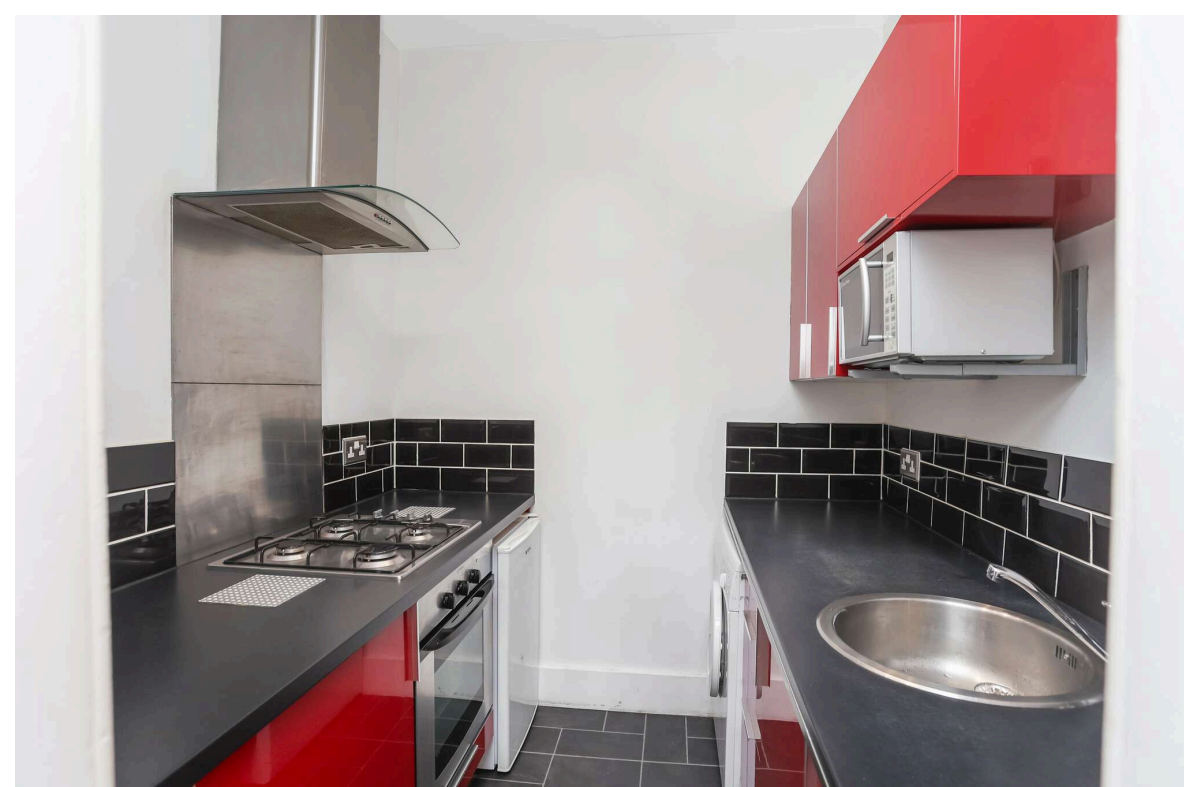
£200,000

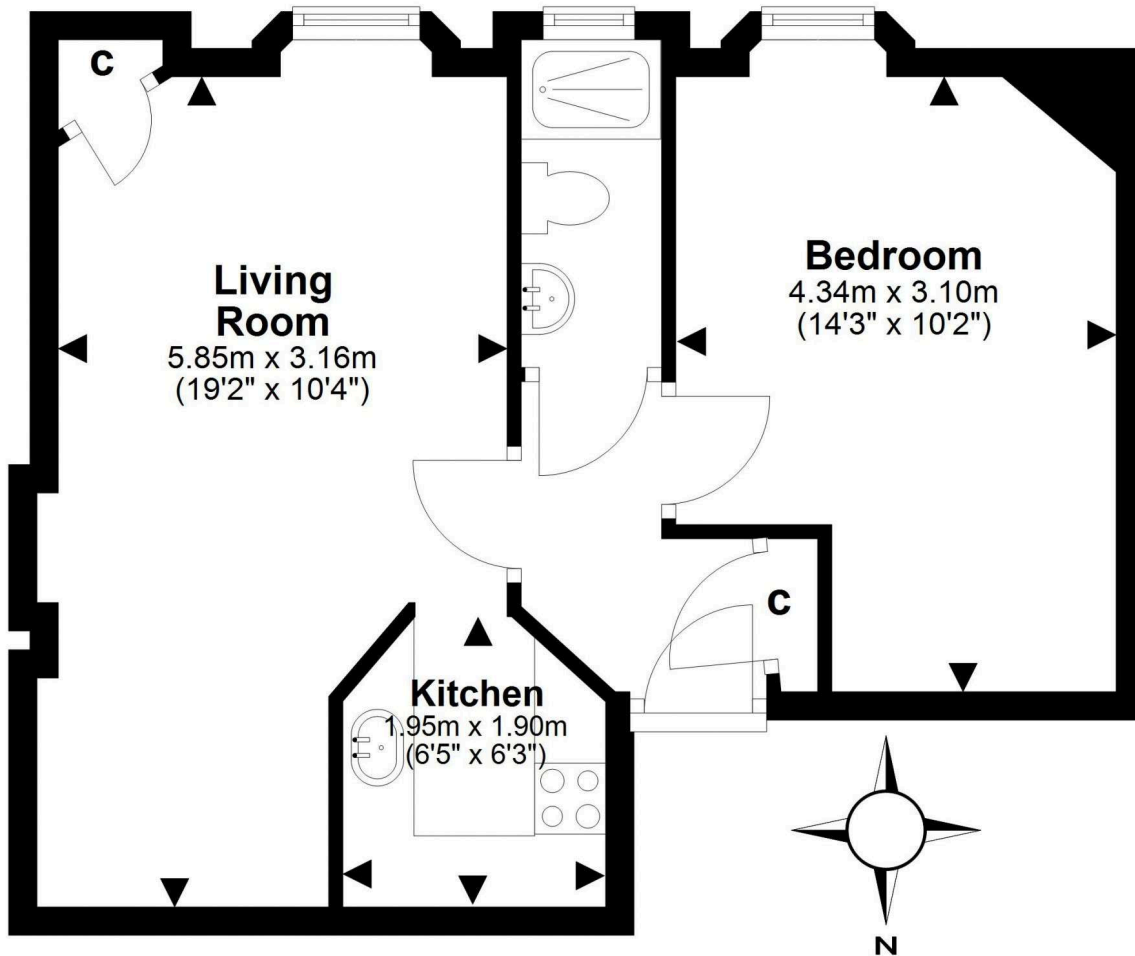
### EPC Rating

C

### Tenure

Freehold





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.



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