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Offers Over

£260,000

21/12 Morningside Gardens

Morningside | Edinburgh | EH10 5LE

Charming top floor two-bedroom flat ideally positioned within the highly sought-after Morningside district.

Close to fantastic amenities and superb transport links, the property is sure to appeal to a variety of purchasers including professionals, couples, and more.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation begins with a welcoming entrance hallway, benefitting from a handy storage cupboard housing the boiler. The lounge is bright and airy, featuring twin windows, a beautiful open outlook, a useful storage cupboard, and an original gas fireplace creating a lovely focal point to the room. The well-appointed kitchen is fitted with a range of freestanding white goods and benefits from partial tiling in splash areas for easy upkeep. Finished in neutral tones, the space offers a good amount of cupboard and worktop space. The principal bedroom is a generous double, enhanced by attractive cornicing and offering ample space for freestanding furniture and flexible layouts. Bedroom two is a versatile single room, ideal for use as a nursery, home study, or dressing room. Both bedrooms enjoy the same impressive outlook as the lounge. Completing the accommodation is a well-looked-after bathroom fitted with a shower over bath and partial tiling.



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

Gardens & Parking

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

Extras

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

Viewing

By appointment through Neilsons 0131 625 2222.



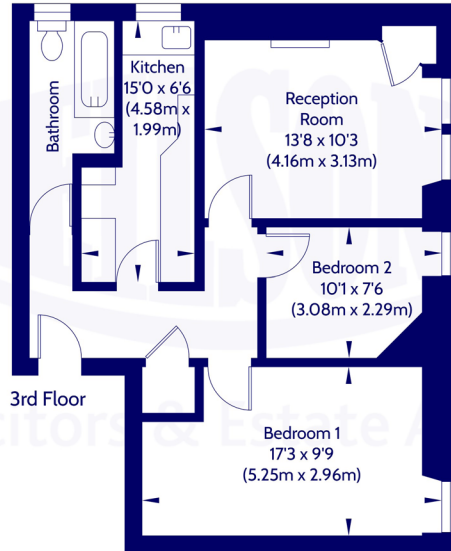


Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The property benefits from being within the catchments of the well-respected South Morningside Primary School and the Boroughmuir High School. The iconic Dominion Cinema and Churchill Theatre are also both located within easy travelling distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. The property offers immediate access to the walks through Craighouse and to Craiglockhart Hill with its spectacular views to the west and Ben Lomond. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.



Approx. Gross Internal Floor Area 56 Sq M / 601 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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