



19 2f3 Church Hill Place
Morningside, Edinburgh, EH10 4BE

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage & clothes pulley.
- Attractive bay windowed living room with south facing aspect & feature fireplace.
- Boxroom/home office.
- Generously proportioned dining kitchen with appliances & larder storage cupboard.
- Utility room.
- Good sized double bedroom with feature fireplace.
- Recently installed bathroom with shower.
- Gas central heating.
- Many original features.
- Communal garden area on first level.
- Permit & metered parking.



GENERAL DESCRIPTION

A second floor flat part of a traditional tenement building in the much sought after Morningside district of the city within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would be an ideal purchase for a first time buyer, young couple or perhaps someone looking to downsize. The property is brought to the market in move-in condition.

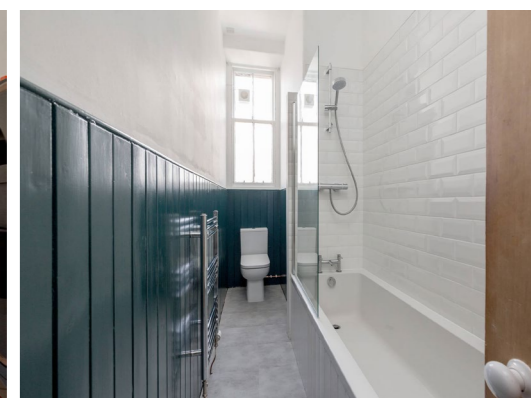
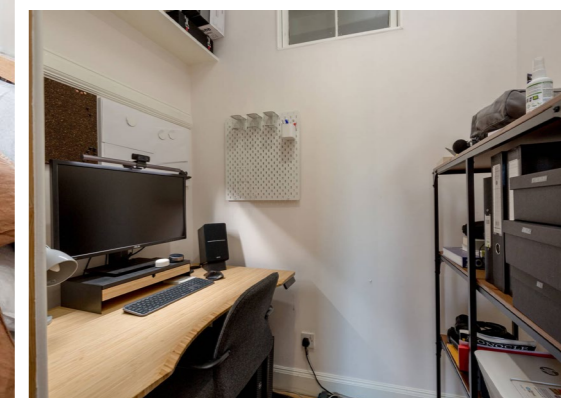
COUNCIL TAX BAND:
TRAIN STATION:
AIRPORT:
BUSES:

D.
APPROXIMATELY 1.6 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just over 1 mile south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Bruntsfield is also close by and can be reached in minutes on foot. Local shopping facilities are first class and are within a few minutes walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a few delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid, Bruntsfield Links, and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.

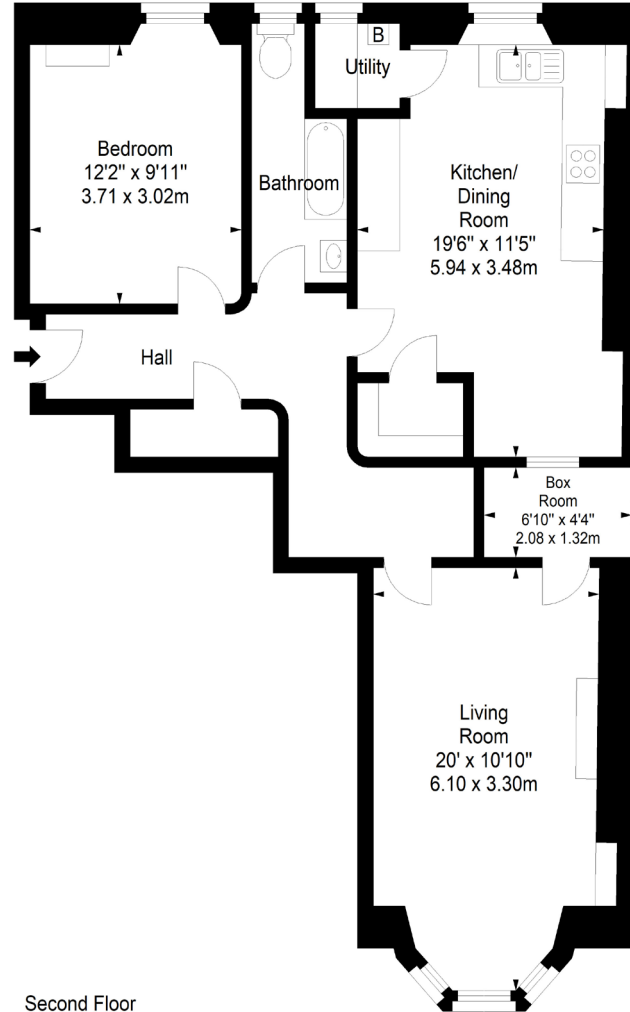




Church Hill Place,
Edinburgh,
Midlothian, EH10 4BE



Approx. Gross Internal Area
821 Sq Ft - 76.27 Sq M
For identification only. Not to scale.
© SquareFoot 2023



ENERGY PERFORMANCE
CERTIFICATE RATING D

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.