



COULTERS[®]

WELCOME TO:

MORNINGSIDE ROAD

152/1, Morningside Road, Morningside, Edinburgh, EH10 4PX



MORNINGSIDE ROAD AT A GLANCE:



Desirable Morningside location



Three double-bedroom apartment



East-facing living room



Highly regarded schooling



Stunning green open spaces



Exceptional leisure and retail amenities



EXTRAS:

All carpets, blinds, white goods, large Persian rug, living room curtains and, light fittings are included in the sale price.



A LITTLE BIT ABOUT THE PROPERTY:

This first floor three-bedroom property is part of a traditional sandstone tenement in the sought-after Morningside area. The property boasts generous proportions and modern upgrades which complement the original period features. A well-maintained communal garden is situated to the rear whilst to the front, the many spectacular amenities of Morningside, await on the doorstep. There are an excellent choice of shops, restaurants and leisure pursuits and highly regarded schools in the immediate area, whilst the City Centre is just a short walk away.

- Living room with bay windows, shelved Edinburgh press, ceiling rose, focal original black marble fireplace with tiled insert and living flame gas fire.
- An upgraded kitchen diner with cream shaker-style wall and floor units, white brick-effect splashback, granite worktops and a double oven and hob.
- A spacious principal bedroom with a rear open outlook, carpeting, Edinburgh press, and built-in bespoke storage.
- Two additional comfortable bedrooms. Both feature a tasteful décor and one with twin windows.
- Classically styled bathroom with a wall-mounted shower over bath, WC, and washbasin. Now in need of some modernisation.
- Well-kept shared rear garden mainly laid to lawn.
- Double glazing and gas central heating with a 2016 installed boiler.
- Secure entry system.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

Located in Morningside - one of Edinburgh's prime residential areas - this property offers a desirable array of amenities and travel connections. Enjoy a central location, with some of the city's best dining and independent businesses on your doorstep.

Occupying an enviable position at the heart of this leafy neighbourhood, the property benefits from delicious cafés, independent boutiques, and vibrant bars including The Merlin and Canny Mann's. What's more, the iconic Meadows and Bruntsfield links are a short walk away.

Discover the wonderful green spaces of the Hermitage of Braid, Braidburn Valley Park, and Blackford Hill, whilst the expansive Pentland Hills Regional Park can also be found in a quick drive. Renowned golf courses to enjoy, include

the 18-hole Braid Hills and Mortonhall. Fantastic indoor recreation is available at the Dominion Cinema and the Church Hill Theatre, both within walking distance. In terms of local shops, you are spoilt for choice with an array of specialist retailers such as Ian Mellis Cheesemongers and Karine's French Delicatessen, not to mention the large Waitrose ideally situated opposite the property.

Highly regarded local schooling includes Bruntsfield Primary School and Boroughmuir High School whilst private options such as George Watson's College are close by. It is ideally situated for Napier University's Merchiston Campus and The University of Edinburgh.

Regular bus routes take you swiftly into Edinburgh City Centre and the City Bypass is within easy reach.



FLOOR PLAN:



152/1, Morningside Road, Morningside, Edinburgh, EH10 4PX

Approx. Gross Internal Area

1,121 Sq Ft - 104 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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