

**181/2 Morningside Road  
Edinburgh EH10 4QP**

**Offers Over £395,000**

- Bay window lounge featuring ornate cornice and centre rose and decorative fireplace
- Kitchen/dining room fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Communal garden
- Residents permit parking



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EPC D



## Flat

Blair Cadell are delighted to bring to market this is a beautifully presented traditional tenement flat in turn key condition throughout with fantastic original features and located close to excellent local amenities. The flat would make an ideal first time purchase and simply must be viewed.

The property comprises of a large open hallway with useful storage cupboards. An immaculate bay window lounge with period features such as beautiful ornate cornicing, centre rose and a large decorative fireplace featuring a log burning stove perfect for the colder winter months. There is a stylish kitchen/diner with a useful utility room adjacent to it. The kitchen has a range of wall and floor mounted units, gas hob and electric oven and a large pantry cupboard. The utility also offers additional storage with appliances which are included in the sale. There are two generous double bedrooms with the master featuring fitted wardrobes offering plenty of useful storage space. A modern family bathroom with a three piece suite and mains shower over the bath. There is gas central heating and double glazed sash in case windows throughout for maximum efficiency. A communal garden and on street parking.

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10 minute drive up the Pentland hills regional park.

**Viewing by appointment on 0131 337 1800**

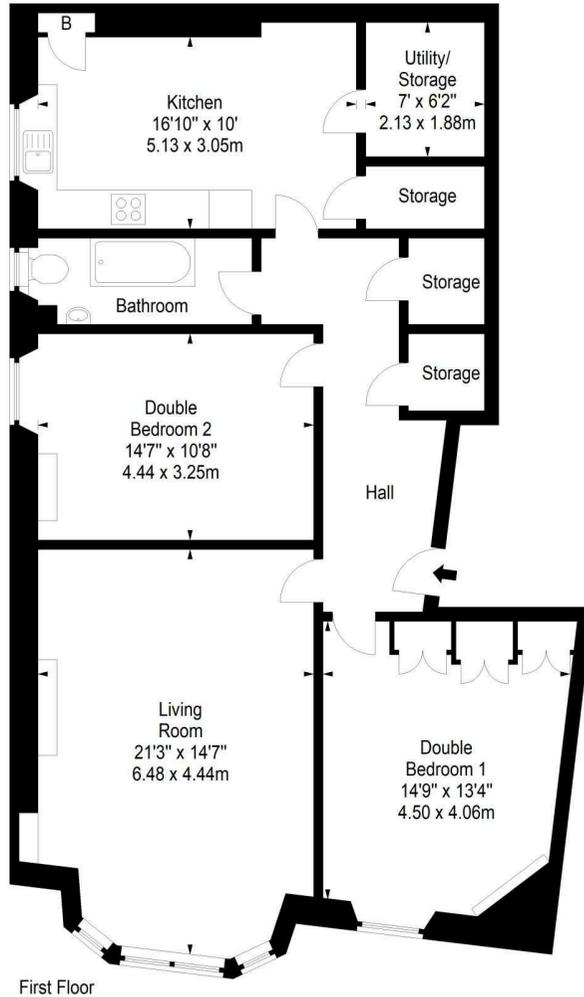
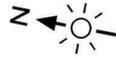




Morningside Road,  
Edinburgh,  
Midlothian, EH10 4QP



Approx. Gross Internal Area  
1153 Sq Ft - 107.11 Sq M  
For identification only. Not to scale.  
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