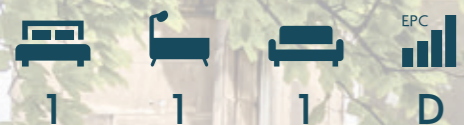


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WELCOME TO:
GREENHILL PLACE

1/3 Greenhill Place, Edinburgh, EH10 4BR



GREENHILL PLACE AT A GLANCE:



Prestigious
Morningside Area



First Floor, One
Bedroom Flat



Original circa 1875
Period Features



Excellent Transport
Links to City Centre



Parks Nearby



Schools and
Universities Nearby



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a prestigious leafy location in Edinburgh's Morningside, with this one-bedroom first floor property which forms part of a B-listed villa built circa 1875, designed by Robert Reid Raeburn. Set back from the road within manicured shared grounds and boasting original period features, it offers bright, spacious accommodation and would make a delightful home. This prime residential street is within walking distance of Morningside's highly regarded local amenities, making it a rare opportunity not to be missed.

- First floor property in highly desirable location
- A welcoming shared hall with high ceilings and exquisite tiled flooring, leading to a carpeted staircase with ornate wooden bannister
- Private carpeted entrance hall
- A bright dual aspect sitting room with attractive focal fireplace, Edinburgh press and ornate corning
- White tiled splashbacks and white cabinetry allow for natural light to bounce through the kitchen
- Spacious double bedroom with charming fireplace, built-in wardrobes, and sunny front aspect views
- Walk-in shower room with three-piece white suite
- Useful, sizeable study room
- Gas central heating throughout
- On-street permit parking



LOCATION, LOCATION, LOCATION:

Morningside has long been considered one of Edinburgh's favoured areas; with all you could need on your doorstep and sitting only two miles to the south of the city centre, it is easy to see why.

A fabulous range of cafes, delicatessens, independent boutiques, restaurants, and bars are all waiting for you in this picturesque part of the city, as well as the family-owned Dominion Cinema. For larger shops there is a well-stocked Waitrose and a Marks and Spencer Food Hall nearby.

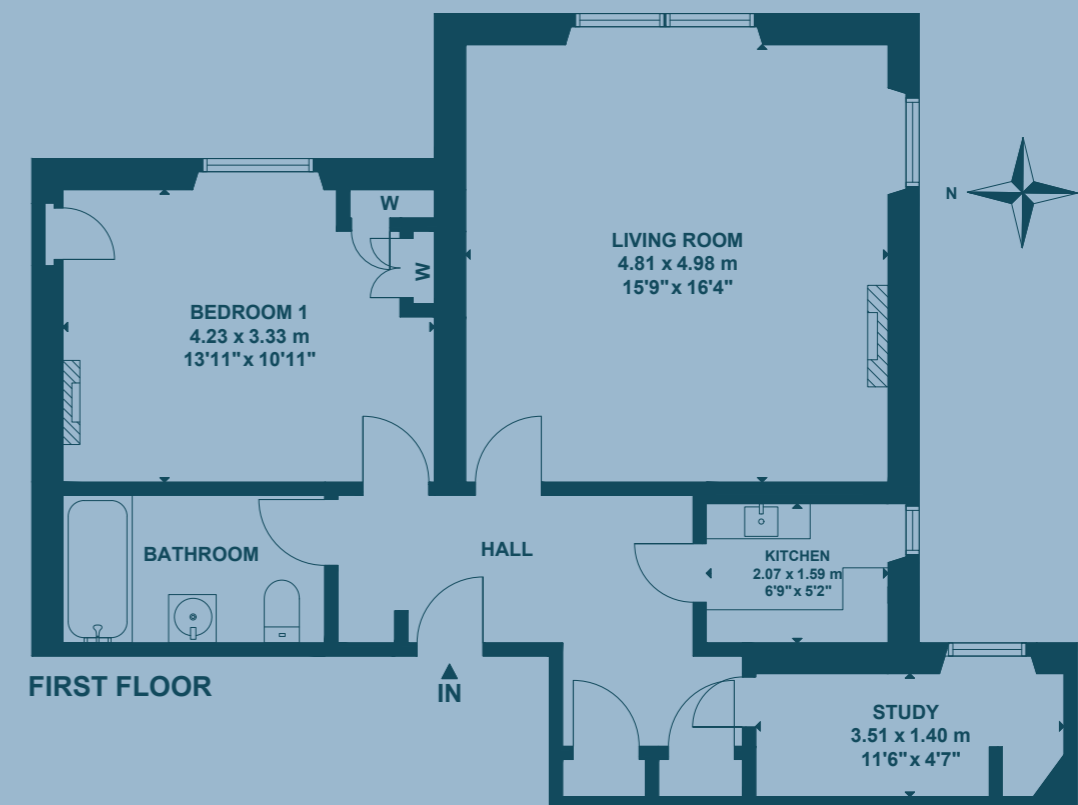
The Braid Hills and Merchants Golf courses are within walking distance, and the beautiful green spaces of the Hermitage of Braid and Blackford Hill are similarly closeby.

Regular bus routes take you from Morningside Road into Edinburgh's city centre in a mere 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways.

Excellent schooling is available across private and state primary and secondary including South Morningside Primary School which is in walking distance, and George Watson's College. Napier University's Merchiston Campus is also within easy reach.



FLOOR PLAN:



1/3 Greenhill Place, Edinburgh, EH10 4BR

Approx. Gross Internal Area


722 Sq Ft - 167 Sq M


For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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