



**316/2 Morningside Road**  
**Morningside, Edinburgh, EH10 4QH**

**CALL US ON 0131 447 4747**



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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](https://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature fireplace.
- Box room off.
- Modern fitted dining kitchen with appliances.
- Larder storage cupboard.
- Two good sized double bedrooms.
- Recently installed shower room.
- Gas central heating.
- Double glazing.
- Many original features.
- Communal garden area to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

Immaculately presented and recently refurbished first floor flat part of a traditional tenement building in the prestigious and much sought-after Morningside district of the City. The property is well positioned for access into Edinburgh City Centre and a wide range of local amenities. An ideal purchase for a professional person/couple or perhaps for letting purposes .

COUNCIL TAX BAND -  
TRAIN STATION -  
AIRPORT -  
BUSES -

D.  
APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 10.2 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

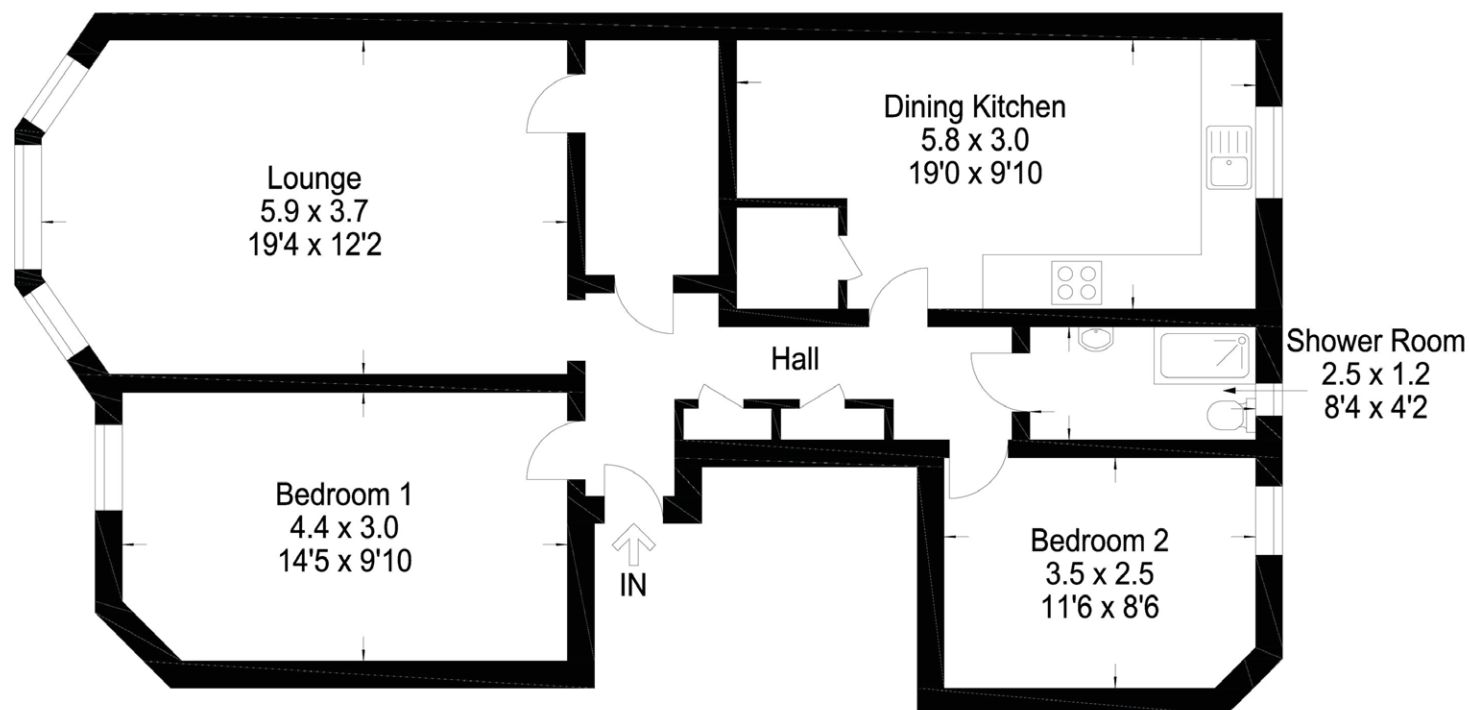
## LOCATION

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 under 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. 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 number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools close at hand. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid 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 CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER.







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2022



ENERGY PERFORMANCE  
CERTIFICATE RATING D

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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.