

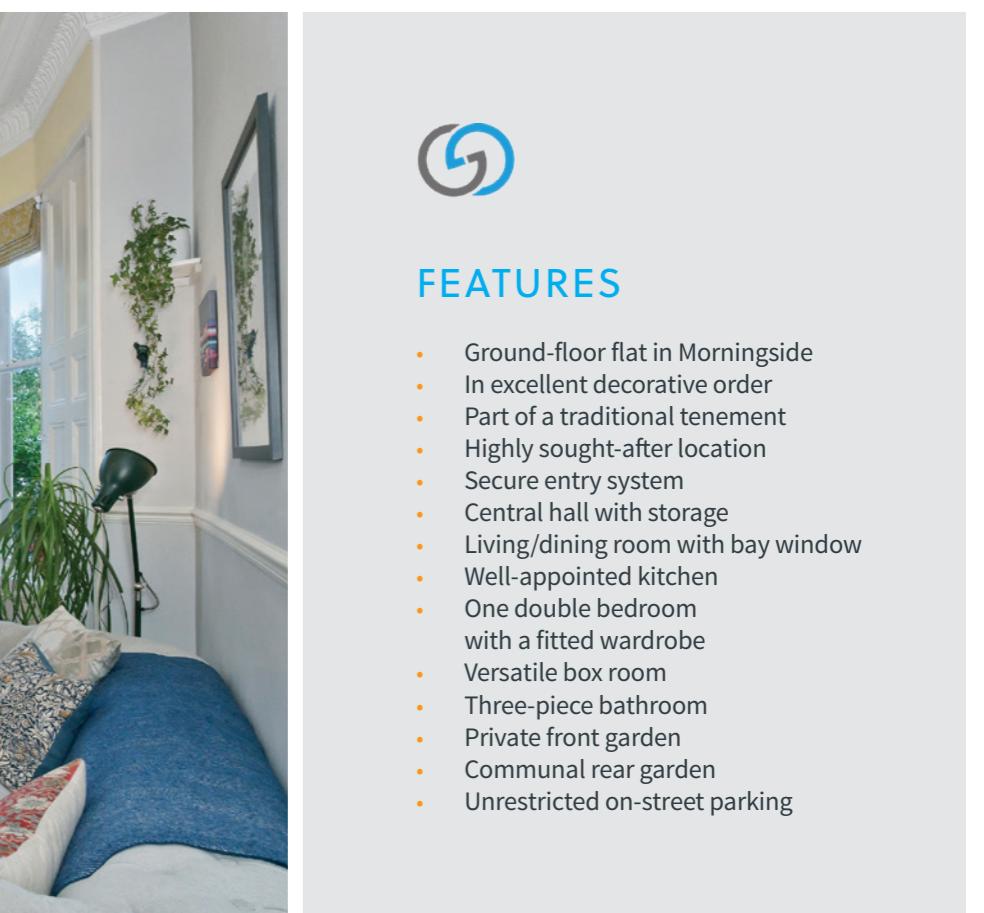
## 3/1 BELHAVEN TERRACE, MORNINGSIDE

deal for a wide demographic, this one-bedroom (plus box room) ground-floor flat is a desirable home that forms part of a traditional tenement in highly sought-after Morningside. The property is in excellent decorative order throughout, offering light neutral interiors and bright and spacious accommodation.

Inside the flat, reached via a secure entry system, a central hall provides a wonderful first impression and two built-in cupboards. To the right is the living/dining room, which continues the warm invitation and neutral palette of décor. This elegant reception area is further enhanced by a bay window for an abundance of daily sun and detailed cornice work which draws attention to the high ceiling. The curvature of the window forms the perfect setting for a dining table, whilst a handsome fireplace (set beside an open Edinburgh Press) is the ideal focal point for arranging lounge furniture. Next door, the kitchen is well-appointed with cabinets, alongside good workspace and fitted shelving. It is nicely presented, including easy-to-clean splashbacks, and is finished with a gas range cooker and integrated appliances. The double bedroom is at the opposite end of the hall, enjoying light décor and easy-upkeep flooring. It has a south-facing aspect, a fitted wardrobe, and floorspace for a workstation. In addition, there is a versatile box room for creative use, which is just off the living area. Finally, the three-piece bathroom has a shower over bath and white tiling framed by a mosaic border. The property benefits from double glazing throughout.

Outside, the property has a private front garden that is easy to maintain, as well as a communal rear garden that is laid to lawn. Along Belhaven Terrace, there is ample on-street parking that is unrestricted.

Extras: The kitchen appliances including a fridge, dishwasher, and gas range cooker, as well as the custom-made blinds are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

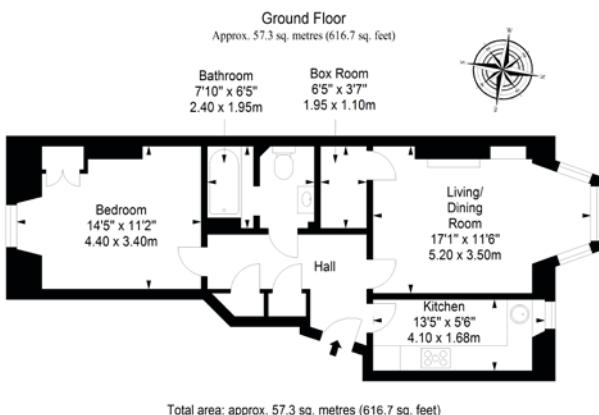
- Ground-floor flat in Morningside
- In excellent decorative order
- Part of a traditional tenement
- Highly sought-after location
- Secure entry system
- Central hall with storage
- Living/dining room with bay window
- Well-appointed kitchen
- One double bedroom with a fitted wardrobe
- Versatile box room
- Three-piece bathroom
- Private front garden
- Communal rear garden
- Unrestricted on-street parking

EPC RATING: **D**

COUNCIL TAX BAND: **C**

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



## MORNINGSIDE

ying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoilt for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

**GILSONGRAY**  
LAW • PROPERTY • FINANCE

[GILSONGRAY.CO.UK](http://GILSONGRAY.CO.UK)

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop

rightmove

Zoopla.co.uk

PrimeLocation  
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.