



30/3

MORRISON STREET
WEST END, EDINBURGH, EH3 8BJ

We sell homes, not just houses





Set on the second floor of a handsome C-listed Georgian tenement building in the city's desirable West End, within its historic conservation area, this wonderfully bright and spacious flat boasts three bedrooms, a generous reception room, a modern kitchen, a bathroom, wet room, and WC, all enhanced by stylish presentation, neutral décor, and lovely period features.

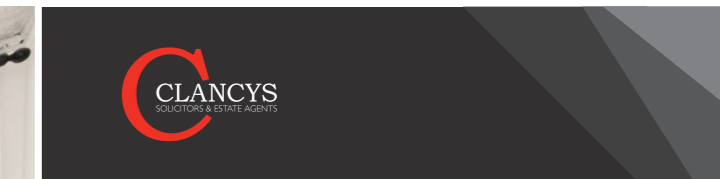
The second-floor flat's front door is approached via a shared stairwell with a secure entry phone system, and you are welcomed inside and given the first glimpse of the well-presented accommodation by a reception hall with space for items of furniture. The hall enjoys crisp-white décor, modern wood-styled flooring, and cornicing. Leading off the hall and boasting an enviable south-facing aspect is an impressive living and dining room, occupying a spacious footprint which allows for endless variations of lounge and dining furniture. The room enjoys the same décor as the hall and is carpeted for comfort, whilst lovely period features include beautifully detailed cornicing and a ceiling rose, twin recessed sash-and-case windows with panelled surrounds, and an Edinburgh press flanking a modern fireplace surround. The reception room also has built-in storage. Next door, the kitchen is fitted with modern wood-styled wall and base cabinets, framed by granite-inspired worktops and splashback tiling, and integrated with an oven, a hob, and an extractor hood. Provision is made for freestanding appliances.

The flat's three generous double bedrooms echo the reception room in terms of décor, carpeting, and airiness, and all three offer plenty of room for freestanding bedroom furnishings. Two of the bedrooms retain their traditional cornicing detail and Edinburgh presses. A bathroom, a separate wet room, and a stylish two-piece WC complete the accommodation on offer. The bathroom comprises a bath with an overhead shower, a WC-suite, and a towel radiator, whilst the modern wet room comes complete with a rainfall shower and a tall chrome towel warmer. The flat is kept warm by a gas central heating system.

Controlled on-street parking on Morrison Street falls under Zone 4.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances will be included in the sale. All of the furniture is also available by separate negotiation.

EPC - C



FEATURES

- Second-floor flat in the West End
- C-listed Georgian tenement building
- West End conservation area
- Neutral décor, modern touches, and period features
- Secure shared entrance
- Airy reception hall
- Impressive living/dining room
- Modern kitchen
- Three generous double bedrooms
- Bathroom, wet room, and WC
- Controlled parking (Zone 4)
- Gas central heating



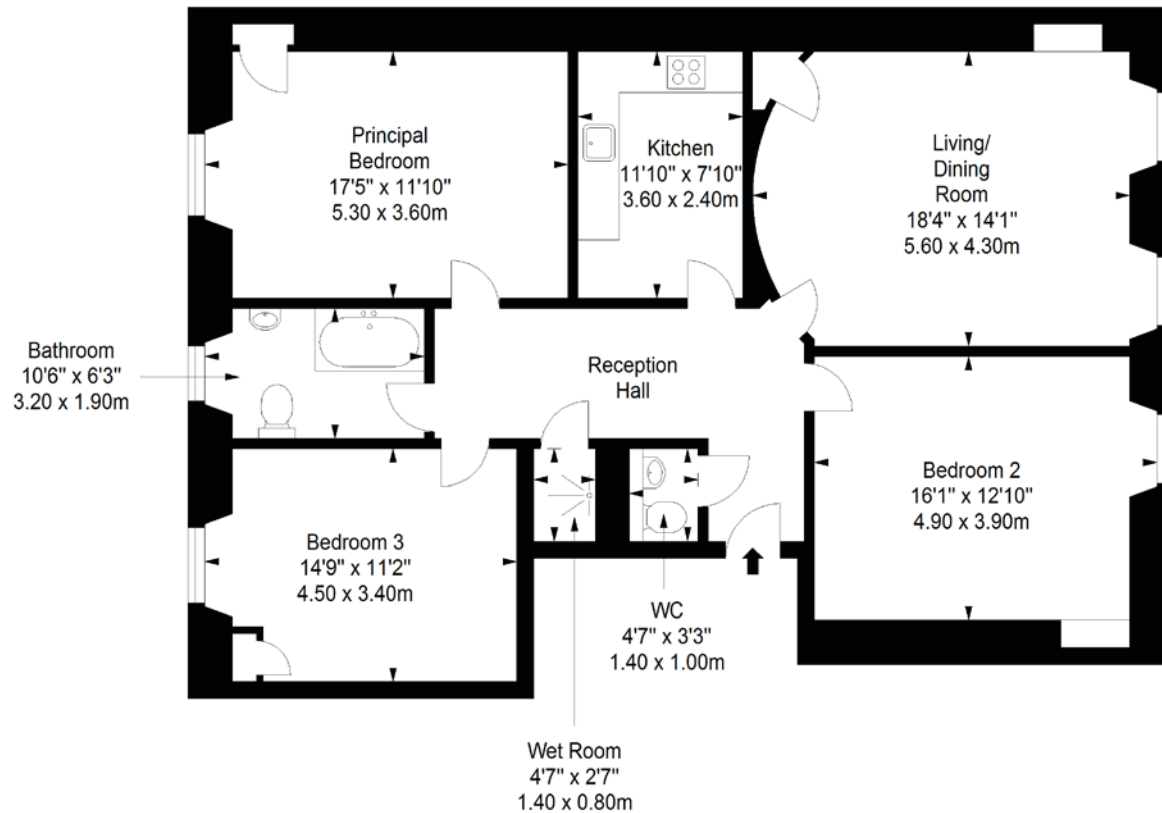
West End, Edinburgh

The West End is a highly sought-after area of Edinburgh city centre, providing unfettered access to the very best of the capital and its world-class amenities, from the outstanding shopping and entertainment facilities, to the leading historical and cultural attractions.

It is a stone's throw from Princes Street, where all of the fashionable high-street retailers can be found, and a short walk to George Street, which is home to designer stores and high-end boutiques. Within minutes, you can also escape the thriving bustle of the city, enjoying an idyllic stroll along the Water of Leith to picturesque Dean Village, or a relaxed walk in the nearby Princes Street Gardens set below Edinburgh's world-famous historic castle. There is also the nearby Union Canal walkway that proves popular with cyclists, joggers, and dog walkers, and the playing greens of Inverleith Park, which is slightly further afield, but still within easy walking distance. For entertainment, the West End offer numerous upmarket bars and gourmet restaurants, as well as some of Edinburgh's most renowned theatres and music venues, including the Traverse Theatre, the Lyceum, and Usher Hall.

Thanks to its central location, the West End is well served by public transport links, with Haymarket train station close by for travel beyond Edinburgh and a convenient tramline that provides a swift route to Edinburgh International Airport. Regular buses also run day and night connecting to the wider area. The West End is in the catchment for highly-regarded state schools at both primary and secondary level and is well positioned for the capital's finest independent schools.

Second Floor
Approx. 111.7 sq. metres (1202.4 sq. feet)



Total area: approx. 111.7 sq. metres (1202.4 sq. feet)

Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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DISCLAIMER

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