

# 23 HERMITAGE DRIVE

Morningside, Edinburgh, EH10 6DA



**PROPERTY NAME**

23 Hermitage Drive

**LOCATION**

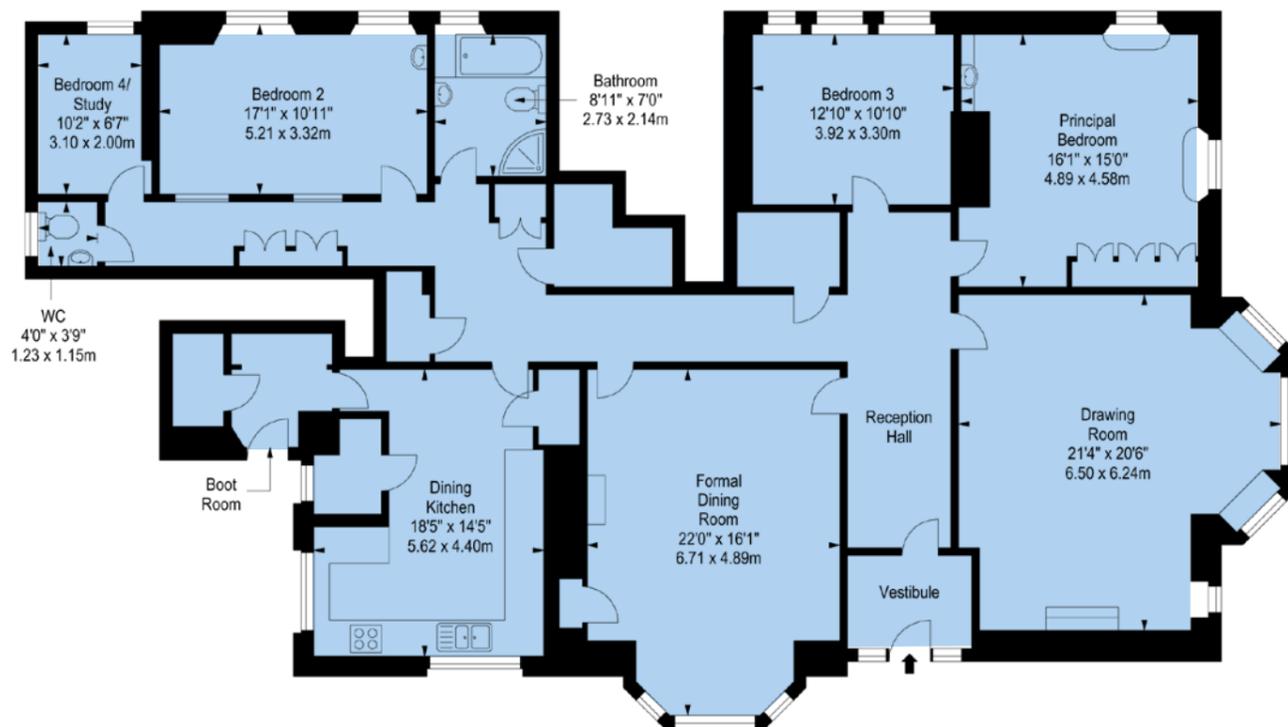
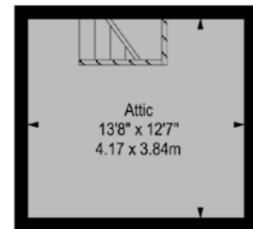
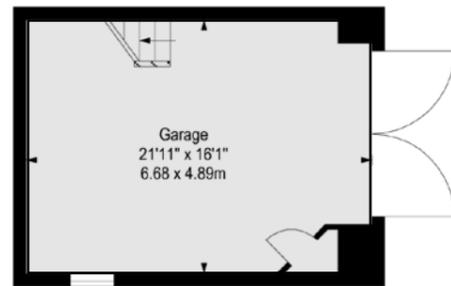
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**APPROXIMATE TOTAL AREA:**

274.7 sq. metres (2956.9 sq. feet)

● GROUND-FLOOR ● GARAGE ATTIC ● GARAGE

The floorplan is for illustrative purposes.  
All sizes are approximate.



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23 HERMITAGE  
DRIVE



# Welcome to 23 HERMITAGE DRIVE

Occupying an impressive footprint of just under 3,000 square foot, this lower villa forms part of a stunning B-listed Victorian building and offers exceptionally generous and airy accommodation, including two reception rooms, a dining kitchen, four bedrooms, a bathroom, and a WC, plus a large private garden, a garage, and a private driveway.

## GENERAL FEATURES

Impressive lower villa in desirable Morningside  
Part of a B-listed Victorian building in the Morningside conservation area  
Spacious accommodation and lovingly retained period features  
EPC Rating - E | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance vestibule and hall with excellent storage  
Magnificent drawing room  
Formal dining room  
Dining kitchen  
Three double bedrooms  
One single bedroom/home office  
Four-piece family bathroom  
WC

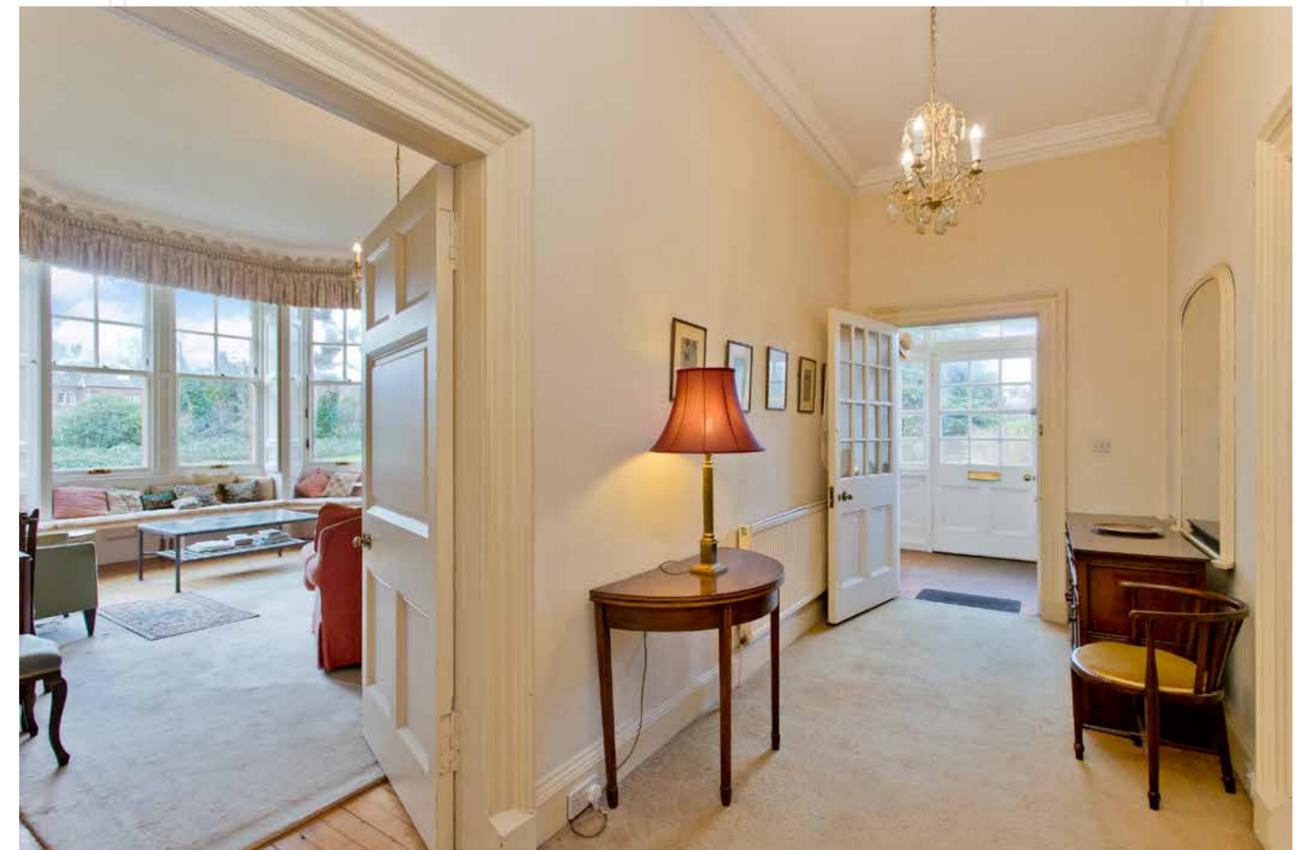
## EXTERIOR FEATURES

Generous private garden space  
Private garage and private driveway

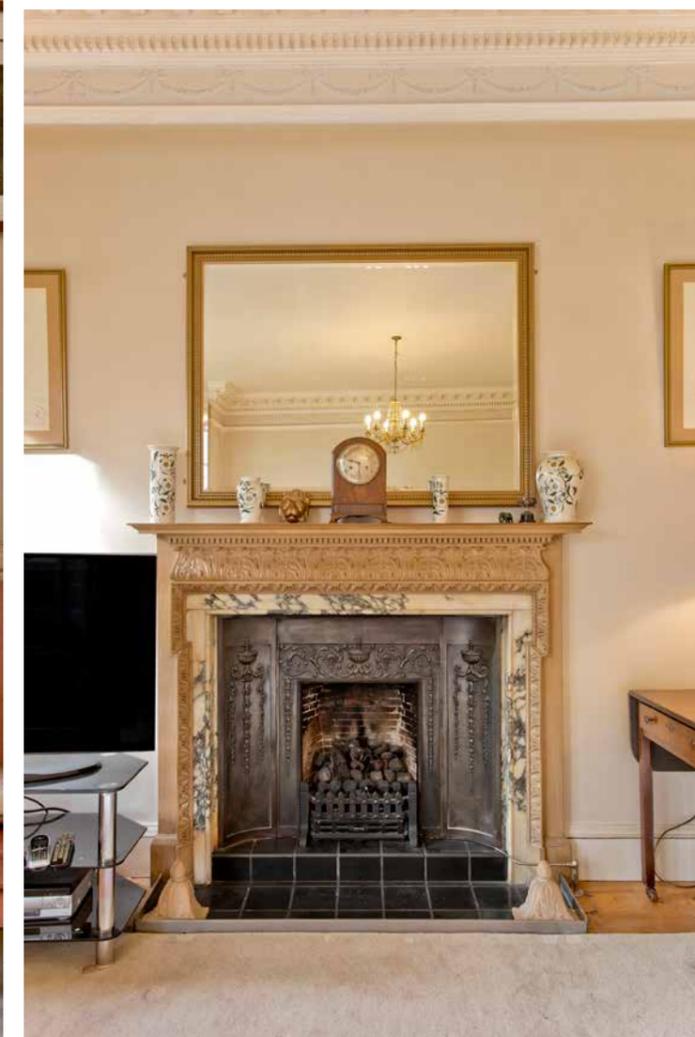


## VESTIBULE & HALL

A suitably impressive introduction



Immediately setting the tone for the period accommodation to follow are an entrance vestibule and hall, with both areas offering plenty of space for furniture items and the latter boasting excellent built-in storage.



## THE DRAWING ROOM

A grand reception room with lovely period features

Fronted by a large, south-facing bay window with a charming window seat and leafy views of the garden, the drawing room provides fantastic flexibility for various arrangements of lounge furniture, organised around a striking fireplace. The room is further enhanced by pared-back décor, beautifully detailed cornicing, a picture rail, and handsome wood flooring.

"Fantastic flexibility for various arrangements of lounge furniture, organised around a striking fireplace"





## FORMAL DINING ROOM

Perfect for everyday  
family life and  
entertaining alike

Sure to appeal to those who love to entertain and host dinner parties, as well as being perfect for family meals, the dining room echoes the drawing room with similar airy proportions, décor, and exquisite cornicing, with a fitted carpet offering optimum comfort underfoot. It also features a stunning fireplace, a window seat, and built-in storage, and offers ample room for an extended dining table to seat ten to twelve people.



# THE DINING KITCHEN



## Timeless and functional, with space for additional seated dining

The attractive kitchen is fitted with a wealth of cream wall and base cabinets, plentiful granite-inspired workspace, and earthy-toned splashback tiling. An oven, hob, an extractor fan, and a dishwasher are integrated, whilst provision is made for freestanding and undercounter appliances, and two cupboards offer additional hidden storage. A large space is provided for a dining table and chairs – ideal for casual weeknight dining, morning coffee, breakfasts, and socialising while cooking.



# THE BEDROOMS

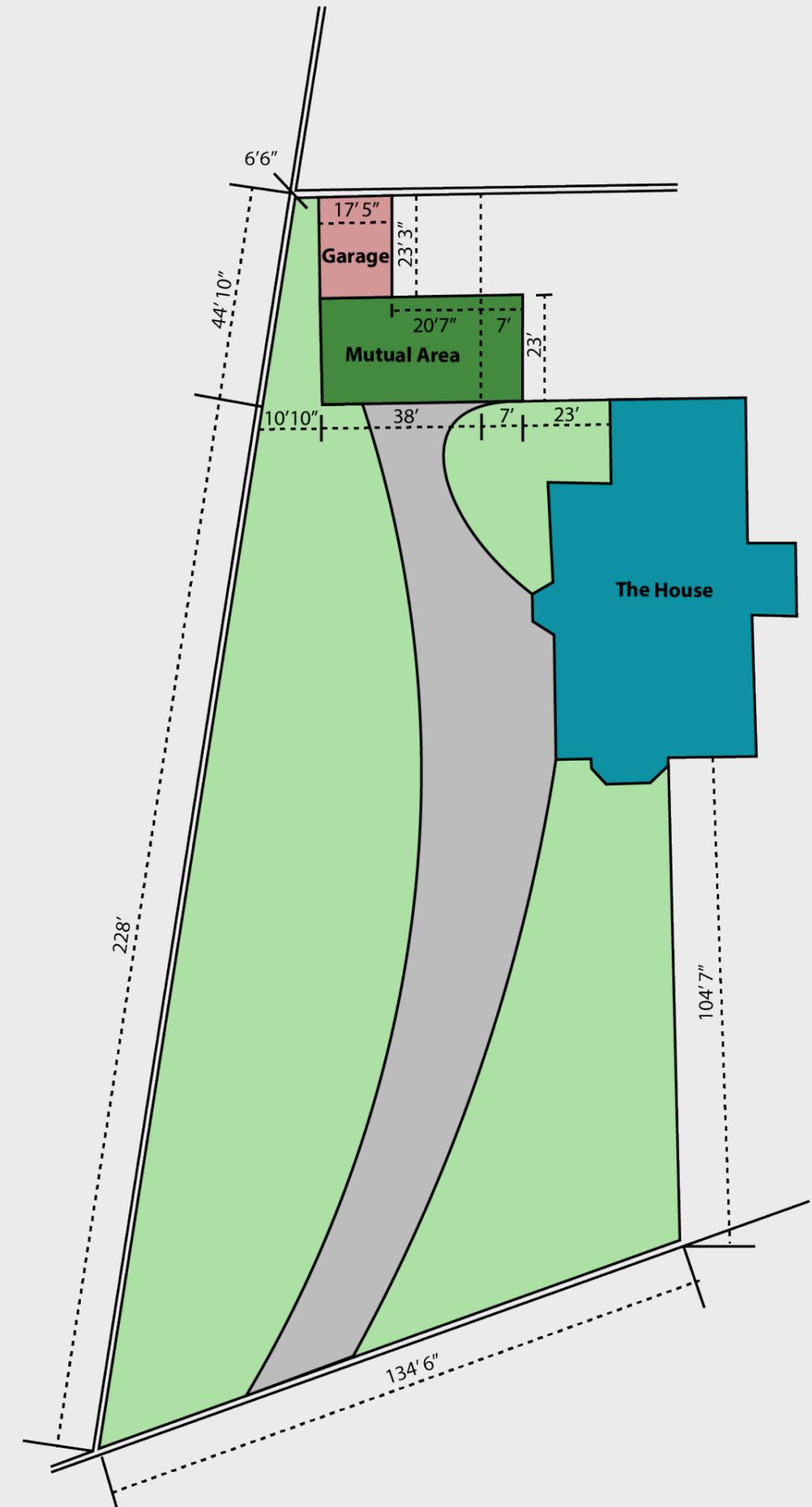
## Tranquil, versatile sleeping areas

The villa accommodates three wonderfully bright and spacious double bedrooms and a good-sized single bedroom. The double bedrooms all offer ample room for freestanding furniture and the principal is accompanied by built-in storage, whilst the single offers potential for alternative use as a home office/study, a dressing room, or a hobby room, highlighting the wonderful versatility of the property.

A bathroom and a separate WC complete the accommodation on offer.

The home is kept warm by a gas central heating system and retains its traditional sash-and-case windows.





# GARDENS & PARKING

## Generous outdoor space and private parking

Externally, the villa/flat boasts a generous private garden. This sunny outdoor space features a large, well-maintained lawn, leafy planting areas, shrubs, trees, and hedges, and areas for outdoor seating. A private driveway and a garage (with an attic space) provide private parking for multiple vehicles.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and dishwasher will be included in the sale, alongside a freestanding fridge/freezer and washing machine.





**"A large, well-maintained lawn, leafy planting areas, shrubs, trees, and hedges, and areas for outdoor seating"**



# MORNINGSIDE

## Cherished for its unique “small-town” feel

Lying 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 spoiled 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, the property is just a stone's throw from the Hermitage of Braid and Blackford Hill Local Nature Reserve and 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.



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