



**3/5 (2fl) Belhaven Terrace,
Morningside, Edinburgh, EH10 5AZ**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Attractive bay windowed living room with feature fireplace.
- Views to Arthur's Seat.
- Dining kitchen with appliances.
- Good sized double bedroom with built-in wardrobes.
- Spacious bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- On-street parking.



GENERAL DESCRIPTION

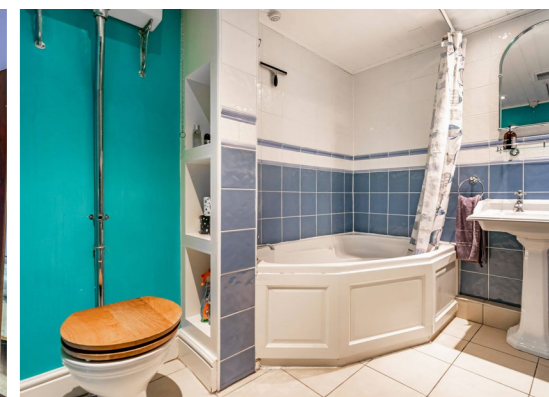
Beautifully presented second floor flat part of a traditional tenement building in the highly desirable Morningside district of the city, perfectly positioned for a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer or perhaps a young or professional couple.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 2.4 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES: 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 walk. 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, bars and there is also a cinema and theatre. 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 FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS & POLES, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING RANGE COOKER, COOKER HOOD, INTEGRATED FRIDGE, FREEZER AND FREESTANDING AUTOMATIC WASHING MACHINE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

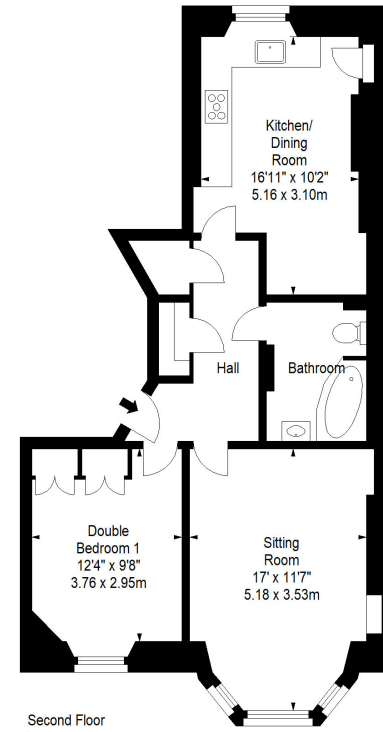




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Edinburgh, EH10 5HZ



Approx. Gross Internal Area
663 Sq Ft - 61.59 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

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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.