

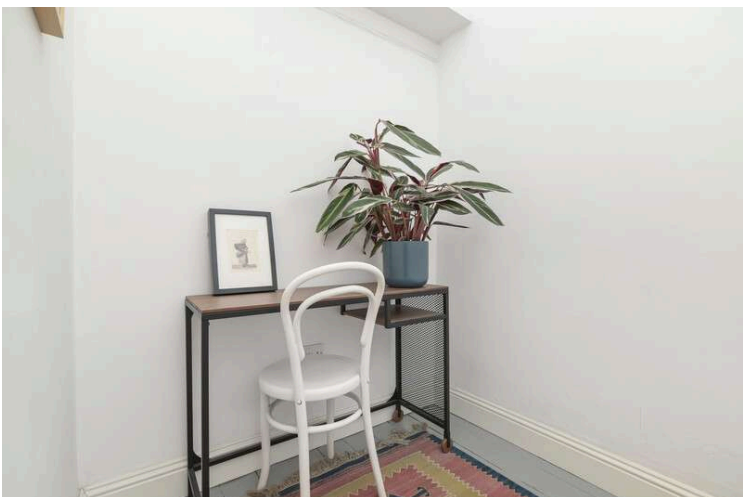




McDougall McQueen present to the market this spacious one bedroom ground floor flat forming part of a traditional tenement offering bright and spacious accommodation. The property is ideally located in the prestigious and much sought after Morningside area of Edinburgh close to an abundance of local amenities, shops, bars and restaurants. The property is presented to the market in good order throughout and we would recommend an early viewing.

- Reception hallway with a shelved press and walk-cupboard storage cupboard.
- Living/dining and kitchen open plan rear facing.
- Kitchen with a range of wall and base units, integrated appliances, and free standing washing machine.
- Useful study room off.
- Pleasant double bedroom south facing to the rear

- of the property, intricate corning, and recess wardrobe area.
- Bathroom presented as a shower room comprising WC, wash hand basin, vanity storage, walk in shower and panel radiator.
- Gas central heating.
- Double glazed sash and case windows.
- Secure entry system.



Location

Morningside is an extremely desirable residential location situated just South of the city centre. The area boasts first rate local artisan bistros, restaurants, bars, cafes, and specialist shops, together with a Waitrose supermarket, Sainsbury's Local and M&S Food store. There are quick and frequent transport links on your doorstep including the city bypass moments away. The area benefits from first rate schools both public and private giving Morningside an envious reputation amongst families. There are vast sprawling open green spaces conveniently close for pleasant strolls with a cinema, theatre and Hillend dry ski slope within easy reach

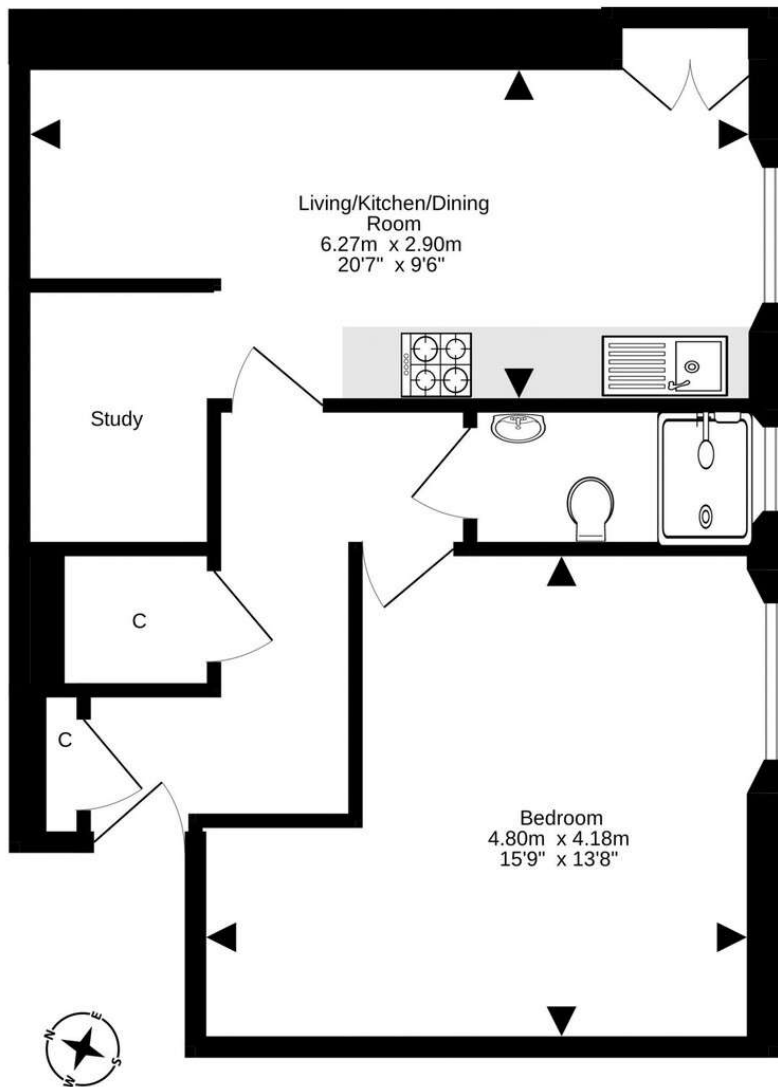
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

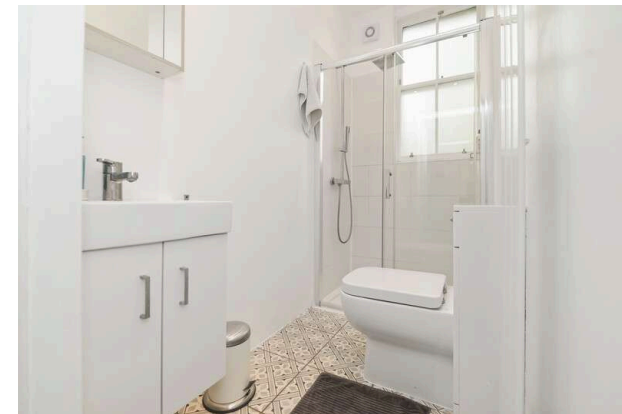
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

