

**15/2 Plewlands Terrace  
Edinburgh EH10 5JX**

**Offers Over £275,000**

- Hallway with large storage cupboard
- Living/dining room featuring ornate corning, decorative fireplace and electric stove
- Newly fitted kitchen with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Two double bedrooms
- Bathroom with three-piece suite and mains shower over bath with rainwater shower head
- Gas central heating
- Well kept communal gardens
- Free on-street parking



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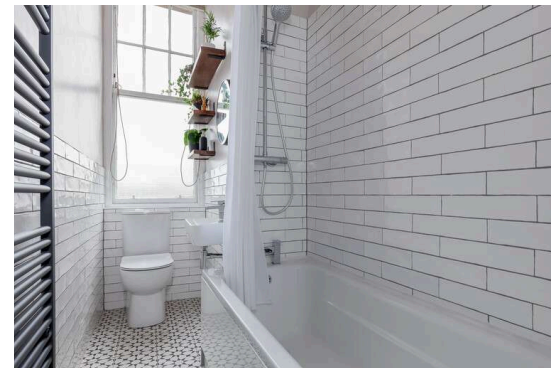
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EPC C



## First Floor Flat

Blair Cadell are delighted to bring to market this immaculate two bed flat with stunning views over Edinburgh up to Arthurs seat, the property is superbly placed for swift access to both the city centre and beyond and must be viewed.

The accomodation comprises of a hallway with a large utility cupboard leading through to a lovely living featuring ornate cornicing, decorative fireplace and an electric stove making it the perfect place for evening relaxing. There is a modern newly fitted kitchen that has a range stylish wall and floor mounted units, induction hob and electric oven, integrated appliances and white goods which are available by separate negotiation. There are two generous double bedrooms with the master featuring fantastic views up to Arthurs seat. A well fitted bathroom with a three-piece suite and mains shower over the bath with a fantastic rainwater shower head. There is gas central heating throughout and single glazed windows. A well kept communal garden to the rear of the building and free on-street parking is available.

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Local schooling includes Morningside Primary and the highly regarded Boroughmuir High School along with George Watsons College. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10 minute drive up the Pentland hills regional park.

**Council Tax Band C**

**Energy Rating C**

**By appointment 0131 337 1800**

Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
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Fax: 0131 337 1118

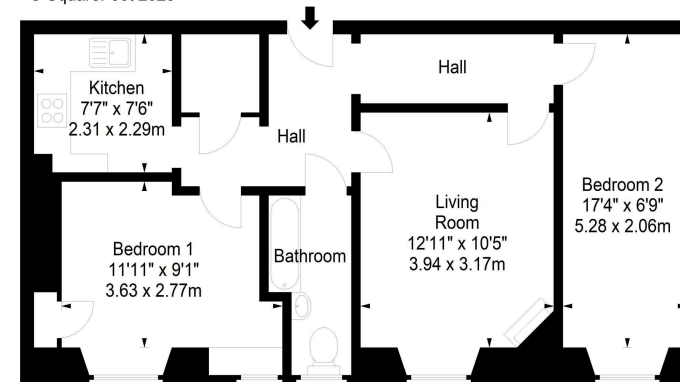
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**Plewlunds Terrace,  
Edinburgh,  
Midlothian, EH10 5JX**



Approx. Gross Internal Area  
624 Sq Ft - 57.97 Sq M  
For identification only. Not to scale.  
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First Floor