

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

9 JORDAN LANE
EH10 4RB



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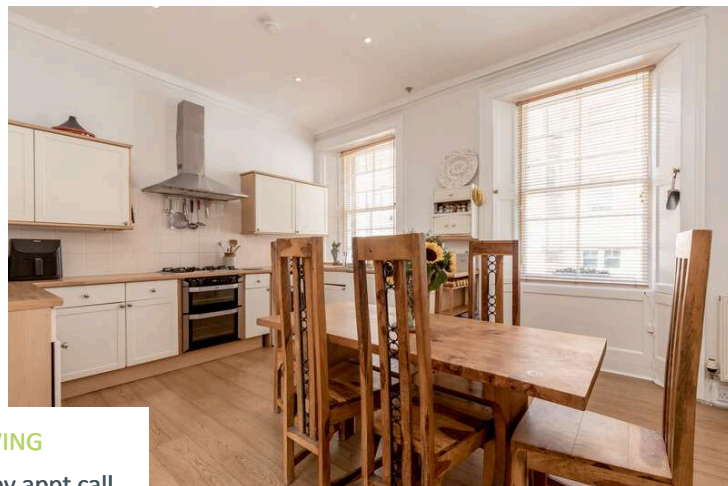
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EPC RATING: C

OFFERS OVER £645,000

PROPERTY DESCRIPTION

- Hallway with staircase to upper level & storage underneath
- South facing sitting room with feature fireplace, Edinburgh press and amazing views over the rooftops to the hills
- Spacious kitchen/dining room with wide range of cream shaker style units & appliances, space for a large dining table, feature fireplace & Edinburgh press
- Master bedroom with storage cupboard and wide ranging views leading to
- Office/study which could also be used as a walk in wardrobe
- Bedroom four with lots of fitted storage currently used as a hobby room
- Huge bedroom two upstairs with a wall of fitted storage and wonderful views
- Double bedroom three upstairs, has a study area and again with oodles of storage and leading to a store room
- Contemporary family bathroom with bath with shower over, vanity sink unit & wc
- Upstairs cloakroom
- Gas central heating
- Loads of period features including stripped wood floors, original sash & case windows, shutters, fireplaces & cornicing
- The most amazing mature, sunny & private south facing landscaped garden with wooden summer house, areas of patio to sit out & relax or entertain friends & family, lawns & borders with wonderful trees & shrubs
- Shared front garden
- Cellar & attic storage spaces and police approved bike storage for three bikes
- Permit parking in the street

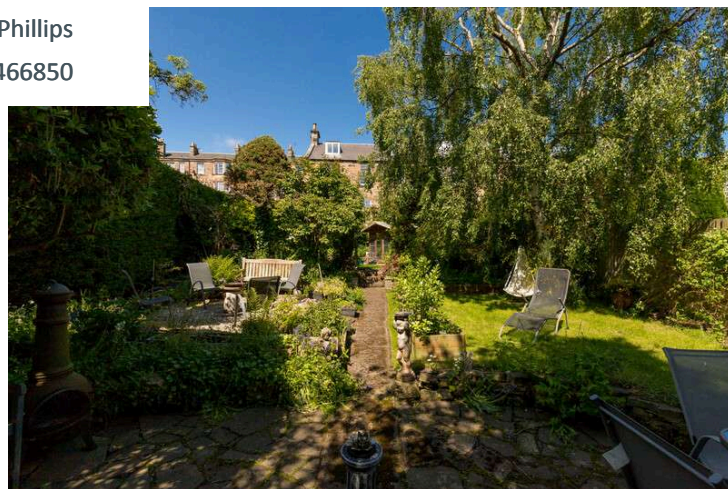


VIEWING

Sun 2-4 or by appt call

Jardine Phillips

0131 4466850





ELEGANT FOUR BED DOUBLE UPPER WITH OUTSTANDING VIEWS & GORGEOUS SOUTH FACING GARDEN IN QUIET CUL DE SAC LOCATION

This stunning property is located in a peaceful street, minutes from the hustle & bustle of Morningside and all its amenities - giving you the best of both worlds. Neutrally presented with spacious accommodation over two floors and a rarely available large south facing garden. This would make a perfect family home being located in the catchment for excellent schools. This type of property rarely comes on the market and is a must see.

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Canaan Lane primary and also South Morningside & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill Theatre, with a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a

children's swing park nearby. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

GARDEN

The most amazing mature, sunny & private south facing landscaped garden with wooden summer house, areas of patio to sit out & relax or entertain friends & family, lawns & borders with wonderful trees & shrubs. Shared front garden with bike storage.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, washing machine and freestanding fridge freezer are included in the sale.

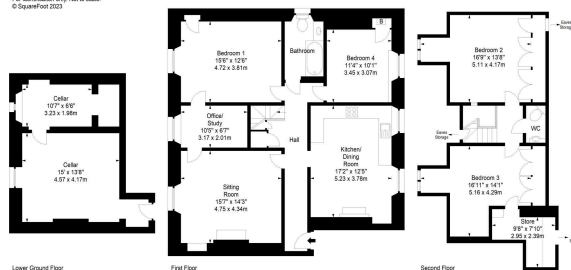
HOME REPORT VALUATION

£650,000



Sitting room	15'7 x 14'3 (4.75 x 4.34m)
Kitchen/dining room	17'2 x 12'5 (5.23 x 3.78m)
Study	10'5 x 6'7 (3.17 x 2.01m)
Bedroom 1	15'6 x 12'6 (4.72 x 3.81m)
Bedroom 2	16'9 x 13'8 (5.11 x 4.17m)
Bedroom 3	16'11 x 14'1 (5.16 x 4.29m)
Bedroom 4	11'4 x 10'1 (3.45 x 3.07m)
Store	9'8 x 7'10 (2.95 x 2.39m)

Jordan Lane,
Edinburgh, EH10 4RB
SquaresFoot
Approx. Gross Internal Area
344 Sq Ft - 102.49 Sq M
Council
Approx. Gross Internal Area
344 Sq Ft - 102.49 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

