





This well-proportioned flat is set on the third/top floor of a traditional tenement building in Morningside, within the Merchiston and Greenhill conservation area, and accommodates two double bedrooms, a generous reception area, and a modern kitchen and bathroom. Externally, the flat also benefits from access to a shared garden.

A secure shared stairwell leads to the flat's front door on the third/top floor, where a hall with built-in storage welcomes you inside. Following the hall along to the left, you reach a generous reception room, with a large south-facing bay window flooding the space with sunshine and framing lovely views encompassing the Royal Observatory. The room is elegantly presented with neutral décor and a fitted carpet, and handsome traditional features include corncicing, a picture rail, and a fireplace flanked by an Edinburgh Press.



## FEATURES

- Traditional third/top-floor flat
- Within a conservation area
- Lovely period features
- Secure shared stairwell
- Entrance hall with storage
- South-facing, bay-fronted living room
- Modern kitchen
- Two generous double bedrooms
- Attractive bathroom
- Shared rear garden
- Controlled on-street parking (Zone S2)
- Gas central heating
- EPC rating - D
- Council Tax Band - D





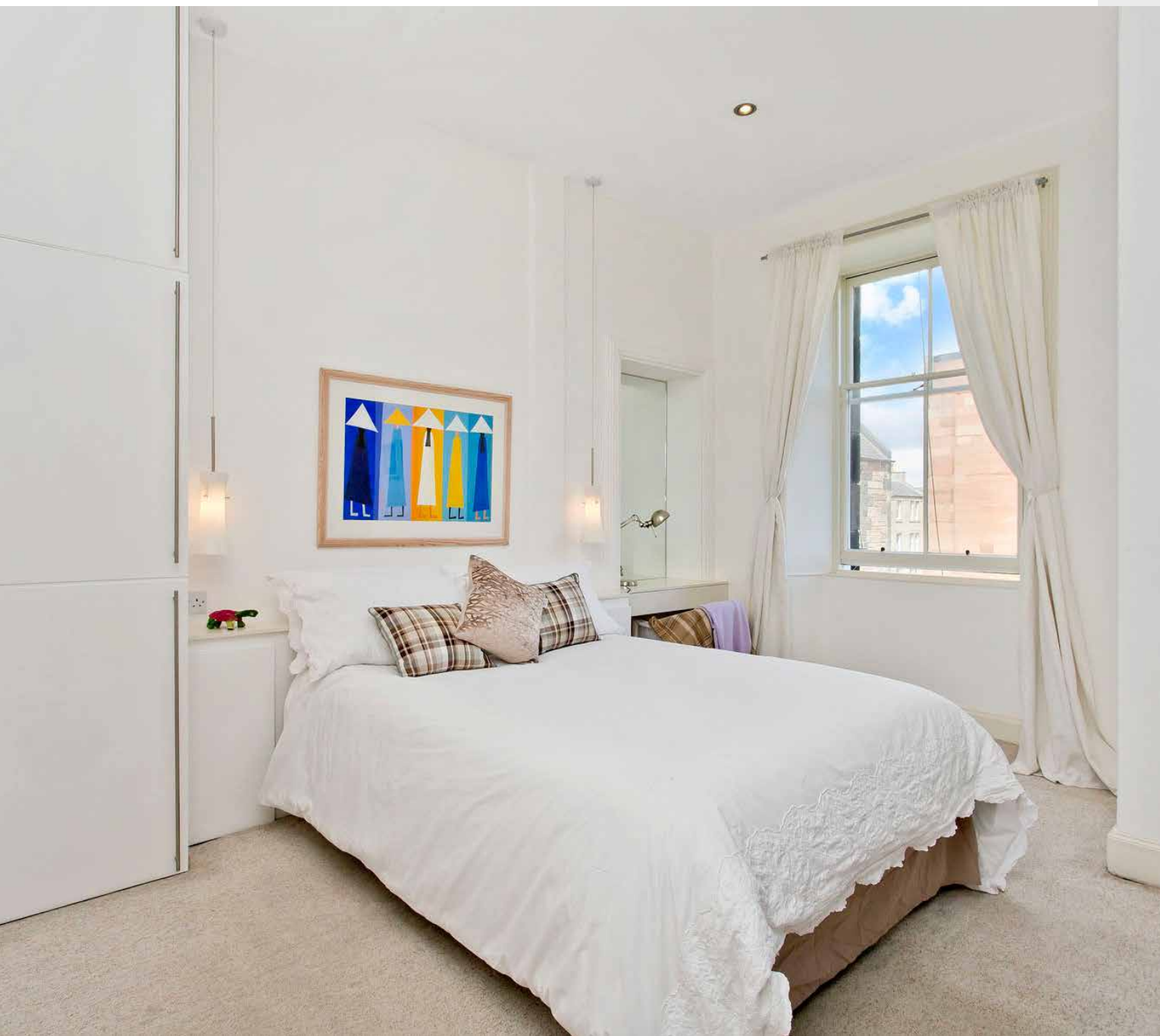
Next door in the kitchen, modern cabinets are accompanied by worktops and splashback tiling, and integrated appliances include an oven, hob, extractor hood, fridge, and freezer, whilst a semi-washing machine (which is housed within the cabinets) and a microwave are also included.

Two double bedrooms are set peacefully to the rear of the property. The larger bedroom enjoys neutral décor, an elegant accent wall, a fitted carpet, excellent fitted storage, and a recess that would be perfect for a dressing table/study area. The other bedroom is also neutrally decorated, carpeted, and accompanied by a large fitted wardrobe. Finally, a bathroom completes the accommodation on offer and comprises a Villeroy & Boch bath (with an overhead shower), twin sinks, a WC, and a towel radiator. The home is kept warm by a gas central heating system, powered by a boiler fitted in 2020.

Externally, the flat benefits from access to a shared rear garden and controlled parking on Church Hill Place falls under Zone S2.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances will be included in the sale.





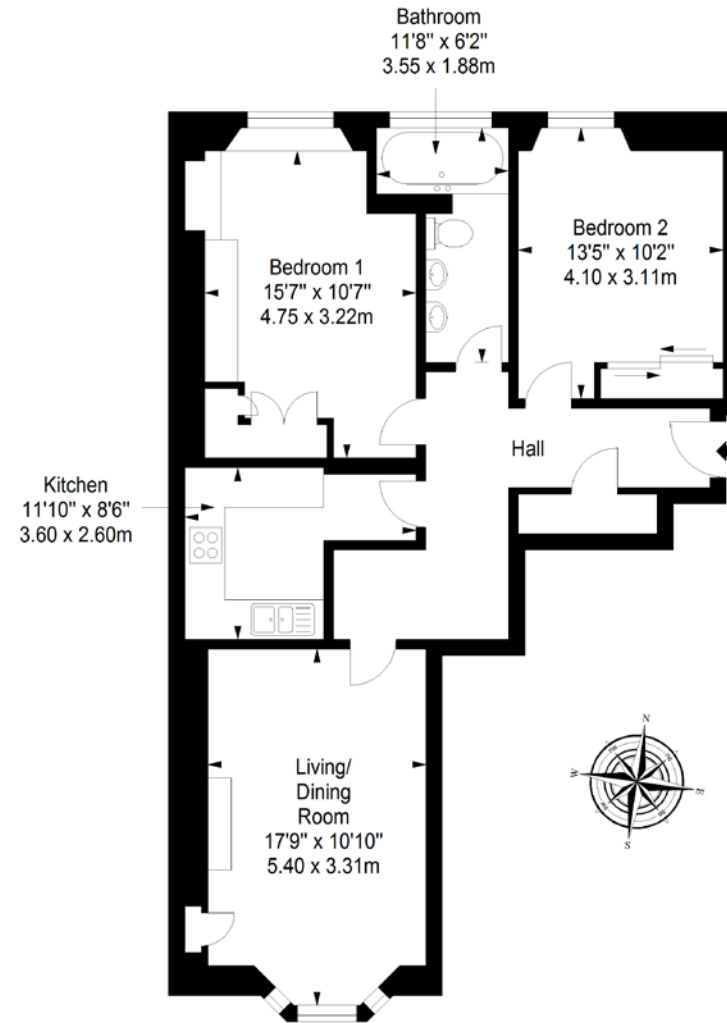
## MORNINGSIDE

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 Churchhill 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, it’s just 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.

# FLOORPLAN

## Third Floor

Approx. 72.1 sq. metres (776.1 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.