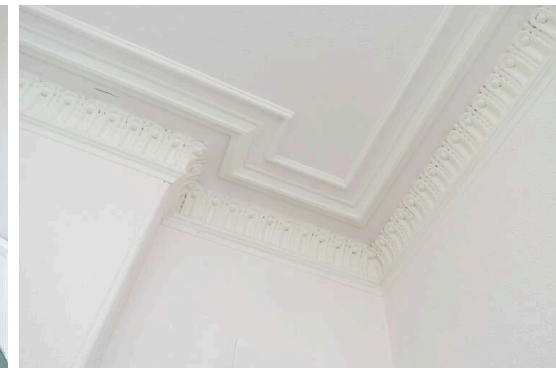


**1/1 Belhaven Terrace,
Morningside
Edinburgh EH10 5HZ
Offers Over £250,000**

- Large living room with decorative fireplace
- Breakfasting kitchen fitted with a range of floor and wall mounted units and gas hob
- Large double bedroom
- Box room
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating
- Communal garden to rear and private front garden
- Residents permit parking



Ground Floor Flat

Blair Cadell are delighted to bring to market this ground floor flat in the popular Morningside area. With superb local amenities, the property would be ideal for the first time buyer or investor.

The accommodation comprises of a large lounge featuring ornate cornicing, decorative fireplace, edinburgh press and a useful box room off it that would serve as the perfect home office. Kitchen/dining room which is fitted with a range of floor and wall mounted units and a gas hob. Double bedroom to the rear of the property with a decorative fireplace. Bathroom fitted with a three-piece suite and mains shower over the bath. Gas central heating throughout. A communal garden to the rear of the property and private front garden. Residents permit parking is also available. *No warranties given for systems or appliances, strictly sold as seen.*

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. 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.

Viewing by appointment on 0131 337 1800





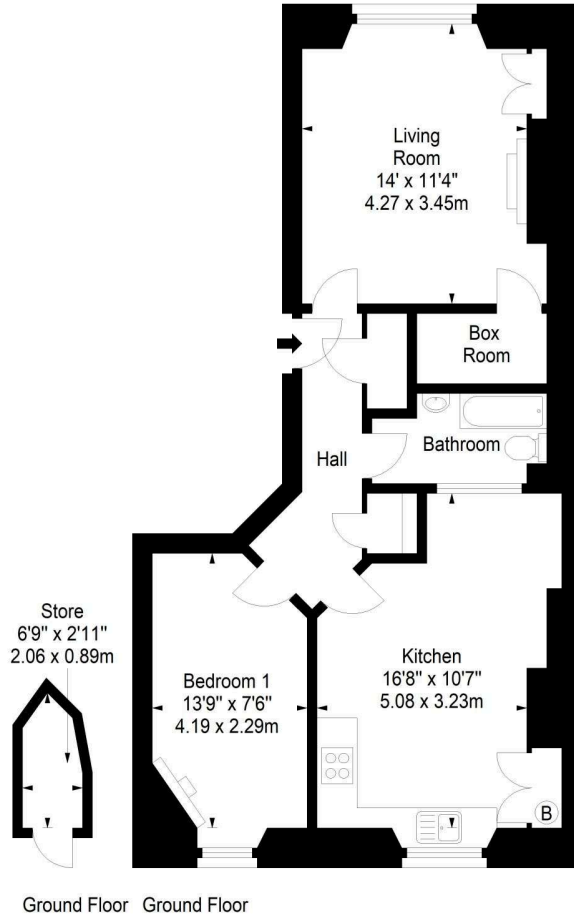
Belhaven Terrace,
Edinburgh,
Midlothian, EH10 5NZ



Approx. Gross Internal Area
611 Sq Ft - 56.76 Sq M
Garage

Approx. Gross Internal Area
17 Sq Ft - 1.58 Sq M

For identification only. Not to scale.
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