



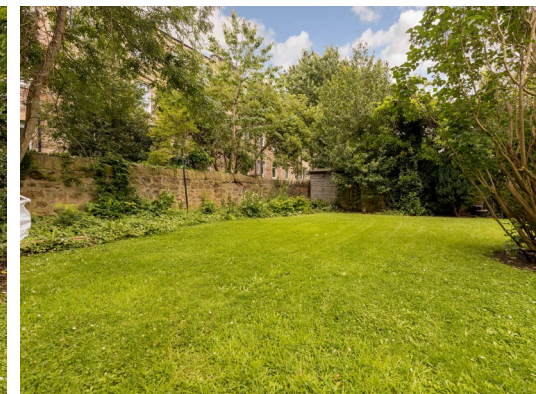
9G Morningside Park
Morningside, Edinburgh, EH10 5HD

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Good sized living room/dining room overlooking the rear of the property.
- Breakfasting kitchen with appliances & storage.
- Double bedroom with fitted storage.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A top floor flat part of a converted villa situated within the highly desirable Morningside district of the city, within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer or perhaps for letting purposes.

FACTORING NOTE

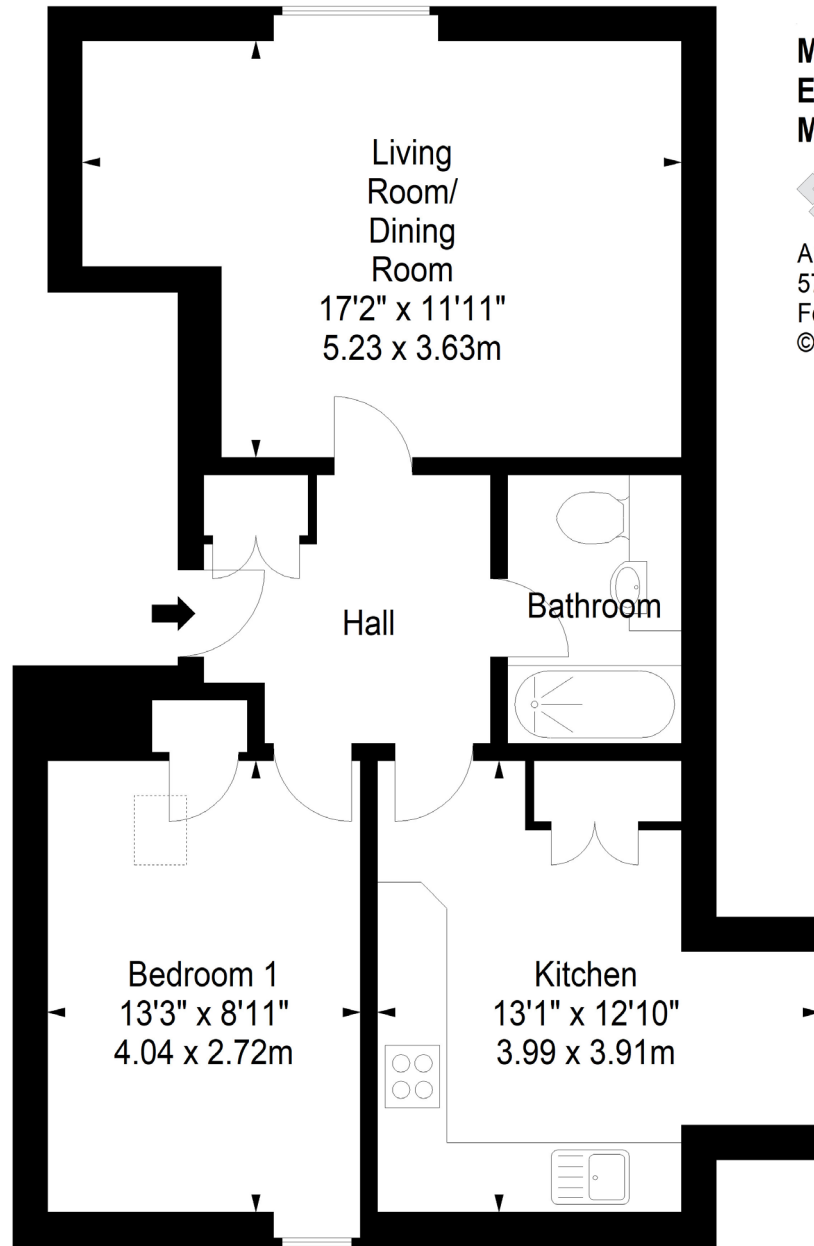
The building is factored by C-urb Factoring at an approximate charge of £40 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just under 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



**Morningside Park,
Edinburgh,
Midlothian, EH10 5HD**



Approx. Gross Internal Area
570 Sq Ft - 52.95 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING E**

Second Floor

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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.