



2/1 Myreside Court
Craiglockhart, Edinburgh, EH10 5LX

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.
- Entrance vestibule with storage.
- Reception hall with storage.
- Attractive living room/dining room with box bay window.
- French doors to front & side of property.
- Good sized kitchen with appliances & storage.
- Generously proportioned double bedroom with fitted storage.
- Further good-sized double bedroom.
- Shower room.
- Gas central heating.
- New double glazing.
- Heat recovery system.
- Well maintained communal grounds.
- Residents parking.
- Private garage.



GENERAL DESCRIPTION

A well-presented ground floor flat part of a quiet, established residential development in the highly regarded Morningside district of the city perfectly positioned for access to Edinburgh City Centre and a wide range of local amenities. The property would be suitable for somebody downsizing and looking to stay in the area or perhaps for a professional person/couple.

FACTORING NOTE

The development is factored by Trinity Factors at an approximate charge of £65 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

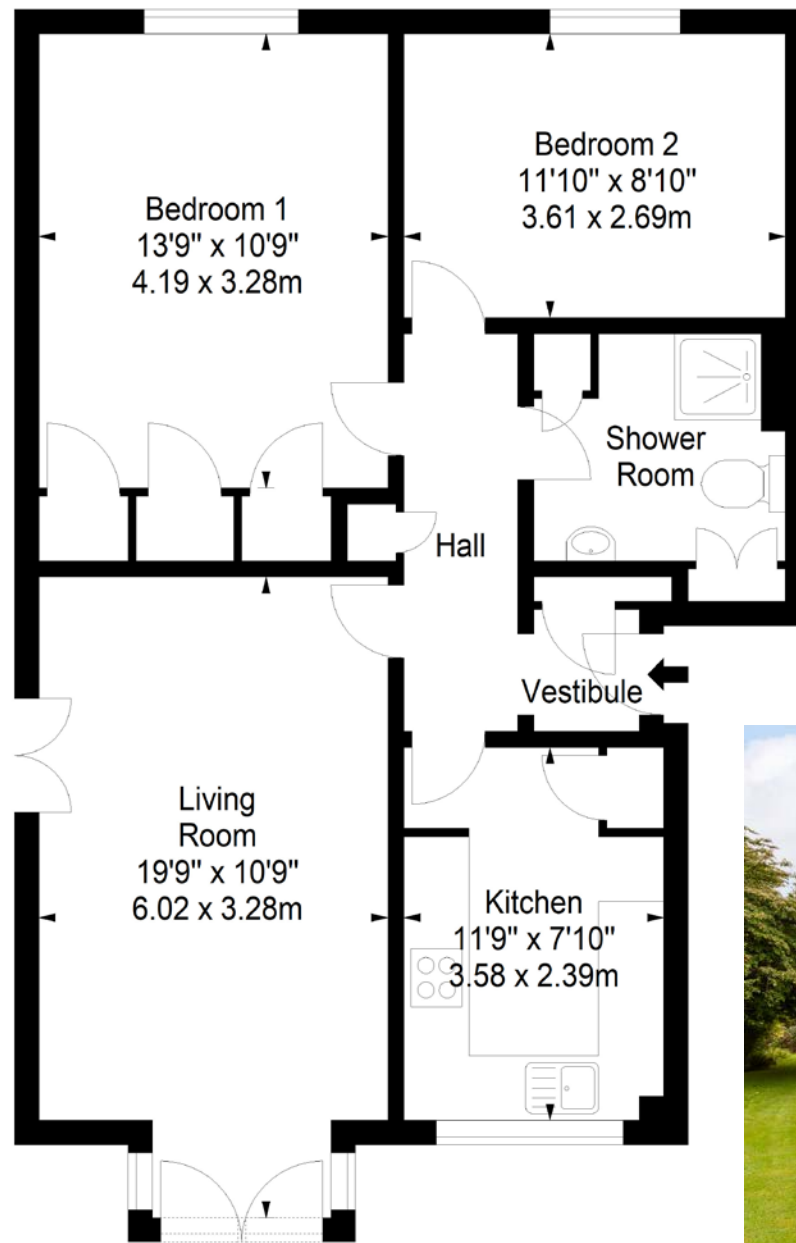
COUNCIL TAX BAND: E.
TRAIN STATION: APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

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 Canaan Lane & South Morningside Primary and the highly regarded Boroughmuir High School along with George Watsons College on your doorstep. 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..

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE AND FREESTANDING DISHWASHER AND FRIDGE/FREEZER.





Ground Floor

**Myreside Court,
Edinburgh,
Midlothian, EH10 5LX**



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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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.