

**3/12 Belhaven Place
Edinburgh EH10 5JN**

Offers Over £265,000

- Hallway with three-large storage cupboard and access to loft
- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms both with built in wardrobes
- Family bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents parking



1



2



1



EPC C



Flat

Blair Cadell are delighted to bring to market this lovely two bed flat in the heart of Morningside. With superb local amenities the property would be ideal for the first time buyer or young professional and must be viewed.

The accomodation comprises of a hallway with three cupboards offering plenty of useful storage space and also allows access to the attic which offers plenty of additional storage. There is a large bright living/dining room fitted with a range of shelving that is the perfect place for evening relaxing with friends and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and double oven and white goods that are included in the sale. There are two large double bedrooms both with built in wardrobes. Bathroom with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and double glazing throughout. Well kept communal gardens and residents parking is also available.

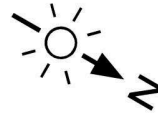
Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making 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

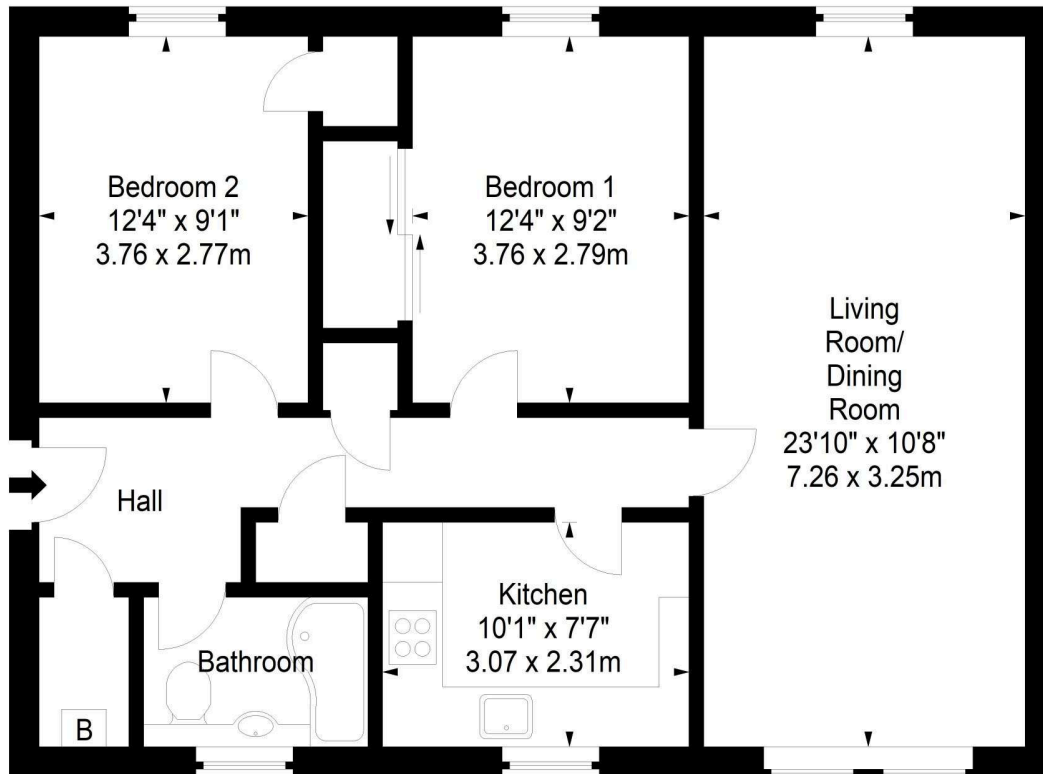




**Belhaven Place,
Edinburgh,
Midlothian, EH10 5JN**



Approx. Gross Internal Area
784 Sq Ft - 72.83 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

