



MORNINGSIDE

3/1 18 MORNINGSIDE GARDENS  
EH10 5LE



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EPC RATING: D

FIXED PRICE £450,000

## PROPERTY DESCRIPTION

- 'L' shaped hallway with good sized storage cupboard housing the boiler
- Square bayed sitting room to the front with hilltop views, fireplace & open shelving
- Large kitchen/dining room with excellent range of fitted cupboards, integrated appliances, granite worktops, contemporary stainless steel radiator, luxury vinyl flooring, handy larder cupboard housing an American style fridge freezer and space for dining table & chairs looking out over Edinburgh – ideal for entertaining
- Roomy master bedroom to the front with twin windows and super walk in wardrobe/boxroom
- Double bedrooms 2 & 3 situated around the 'L' shaped hallway, perfect for children or working from home
- Bathroom with bath with mains shower over, sink, wc & inset mirrored shelving
- Gas central heating from condensing boiler replaced about 4 years ago
- Wooden sash & case windows with double glazed units updated about 8 years ago
- A wealth of period features including stripped wooden flooring, ornate cornices, ceiling rose & stripped wooden doors
- Well maintained communal rear garden & stair committee for organising repairs
- Free parking in the street

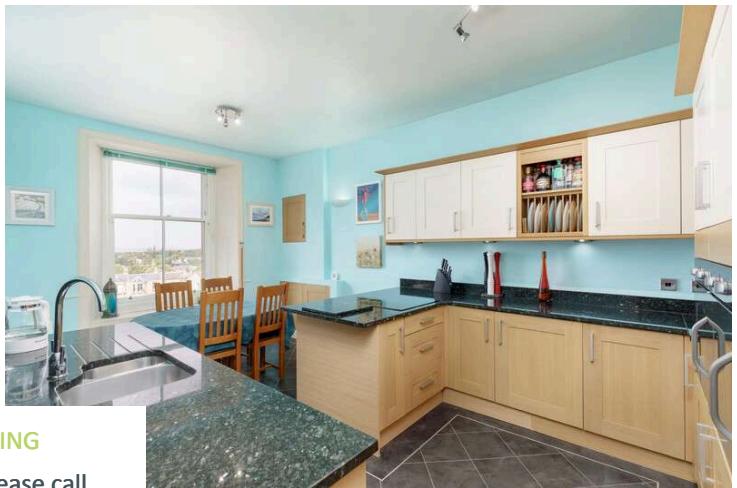


## VIEWING

By appt please call

Jardine Phillips

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## IMPRESSIVE THREE BED TOP FLOOR FLAT WITH STUNNING OUTLOOK IN CATCHMENT FOR EXCELLENT SCHOOLS

This spacious, well maintained traditional tenement flat is ideal for young professionals or a family, being in the catchment for Canaan Lane & South Morningside Primary Schools, Boroughmuir High School and minutes from George Watsons. Ready to move into, the flat has been updated over the years with a contemporary kitchen with black granite worktops, high end wooden sash & case double glazed windows

### AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities in the area including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a range of gyms/leisure facilities a short walk or drive away. The flat is also well placed for lots of open spaces including the old Craighouse Campus, Morningside Park, Hermitage of Braid, Braid Hills, Braidburn Valley Park and Craiglockhart Nature Trail. There is easy

access both into town, via the local buses, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, twin ovens, electric hob, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer and freestanding American style fridge freezer are included in the sale.

### HOME REPORT VALUATION

£450,000



Sitting room	21'5 x 12'2 (6.53 x 3.71m)
Kitchen/dining room	17'11 x 10'10 (5.46 x 3.30m)
Bedroom 1	17'9 x 11'3 (5.41 x 3.43m)
Bedroom 2	13'6 x 9'4 (4.11 x 2.84m)
Bedroom 3	11'3 x 10'4 (3.43 x 3.15m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.