

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

211 2F2 MORNINGSIDE ROAD  
EH10 4QT



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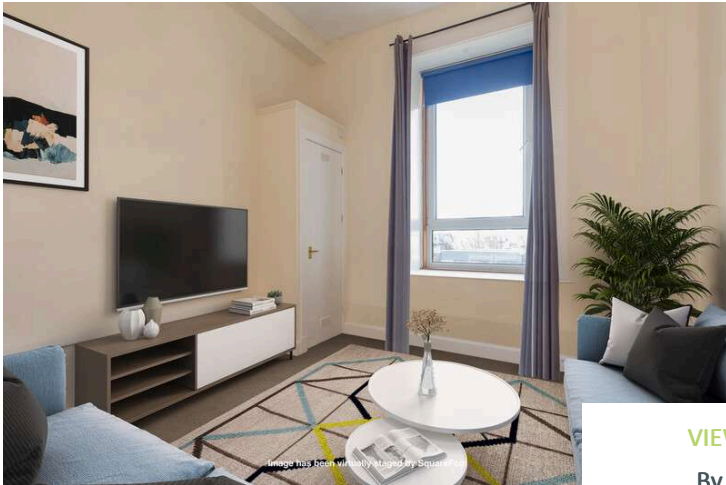
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EPC RATING: C

FIXED PRICE £343,000

## PROPERTY DESCRIPTION

- Long hallway with three storage cupboards
- Cosy living room with storage cupboard in the corner & great outlook
- Modern kitchen with good range of cream shaker style units & appliances
- Three double bedrooms, one with an original fireplace
- Large bathroom with bath with electric shower over, sink & wc
- Gas central heating from a combi boiler housed in the living room
- Double glazed windows
- Communal rear garden
- Residents' permit parking nearby

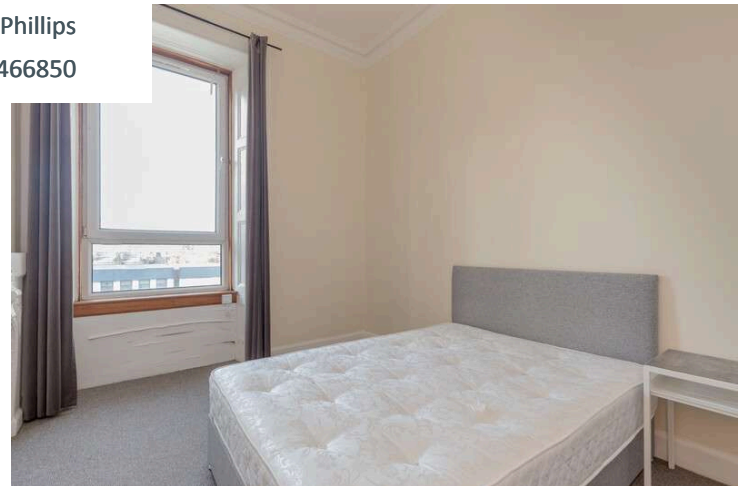
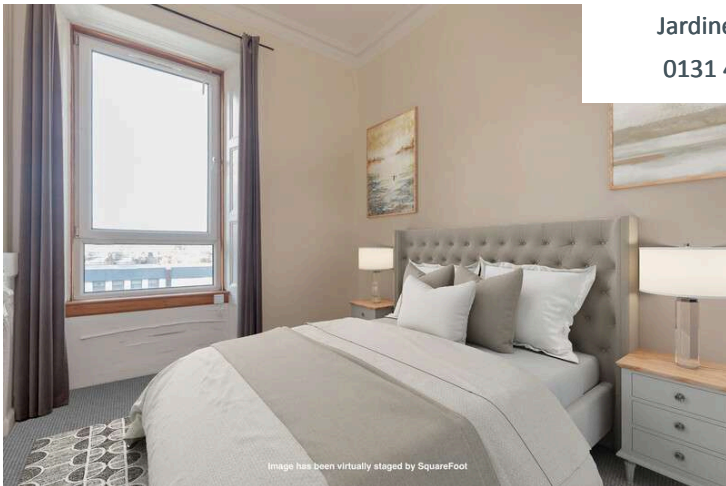


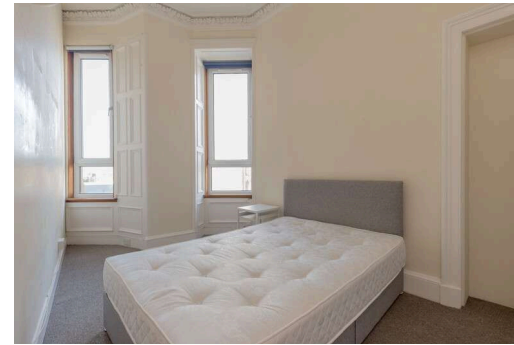
VIEWING

By appt

Jardine Phillips

0131 4466850





## PERFECT FOR INVESTORS - NEUTRALLY DECORATED THREE BED FLAT IN CENTRAL MORNINGSIDE

This great second floor traditional property would be ideal for students, sharers or a young family having three double bedrooms, a spacious bathroom, lounge and separate kitchen. Ready to move into and HMO ready. Located in the middle of Morningside with its wide range of amenities & transport links on your doorstep. Also in the catchment for excellent schools. Keenly priced for a quick sale - below Home Report valuation.

### 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 excellent and the property is in the catchment for the new Canaan Lane, Bruntsfield & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills & Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### PARKING

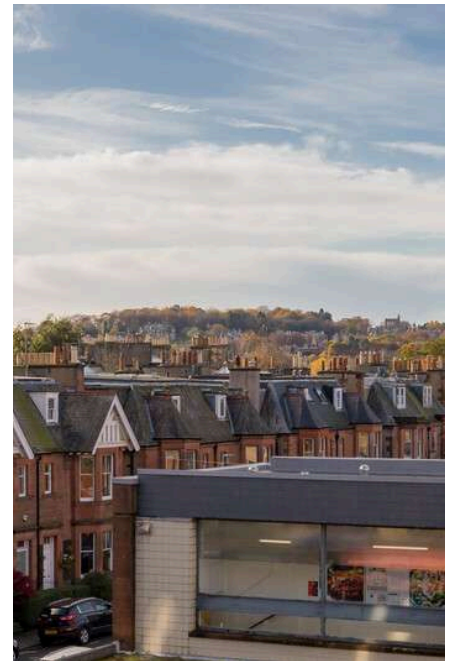
Residents' permit parking nearby

### EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£350,000

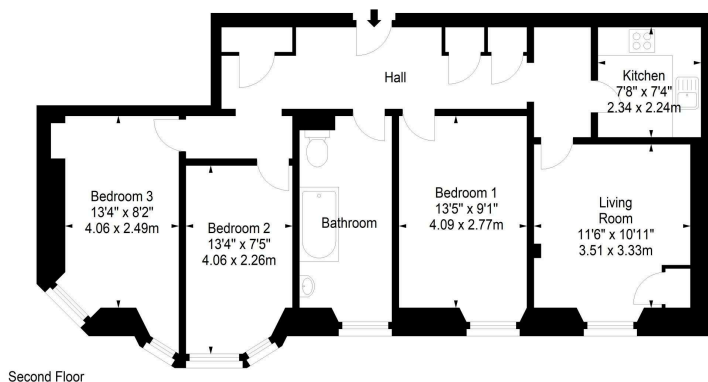


Living room	11'2 x 12'10 (3.39 x 3.92m)
Kitchen	7'6 x 7'10 (2.28 x 2.40m)
Bedroom 1	9'4 x 15' (2.84 x 4.58m)
Bedroom 2	7'7 x 13'5 (2.30 x 4.09)
Bedroom 3	7'8 x 17'1 (2.33 x 5.21m)
Bathroom	6'10 x 15'1 (2.08 x 4.59m)

Morningside Road, EH10 4QT



Approx. Gross Internal Area  
849 Sq Ft - 78.87 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



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.

