



243 (3f2) Flat 8 Morningside Road, Edinburgh, EH10

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Fabulous first time buy or investment opportunity this well-proportioned, bright and spacious one bedroom third floor flat forming part of a handsome traditional tenement building. The property offers excellent modern day living whilst being superbly located in the heart of the sought-after Morningside area of Edinburgh close to an abundance of local amenities, shops, bars and restaurants. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Open plan living/dining and kitchen area.
- Kitchen equipped with a range of wall and base units along with integrated appliances.
- Front facing spacious double bedroom with walk in storage area.
- Bathroom comprising WC, wash hand basin, bath with shower over, underfloor heating.
- Gas central heating.
- Double glazing.
- Shared garden to the rear.
- Permit and metered parking.



Location

The desirable district of Morningside lies to the south of Edinburgh city centre, a short distance from Princes Street, and is one of the most popular and sought-after neighbourhoods in the city. A superb choice of parks and green spaces are available in the area, offering the perfect retreat from busy city life, whilst a wide range of highly regarded independent shops and stores provide for day to day needs. A Waitrose supermarket and Marks & Spencers food store are close at hand. A superb choice of recreational and entertainment facilities are available including the charming Dominion Cinema and the Churchill Theatre along with highly regarded cafes, bars and restaurants. Excellent local bus services provide swift access to the city centre and surrounding areas and by car, the city bypass is within easy reach to the south. Highly regarded schooling is available from nursery to secondary level with Edinburgh and Napier Universities also within easy walking distance.

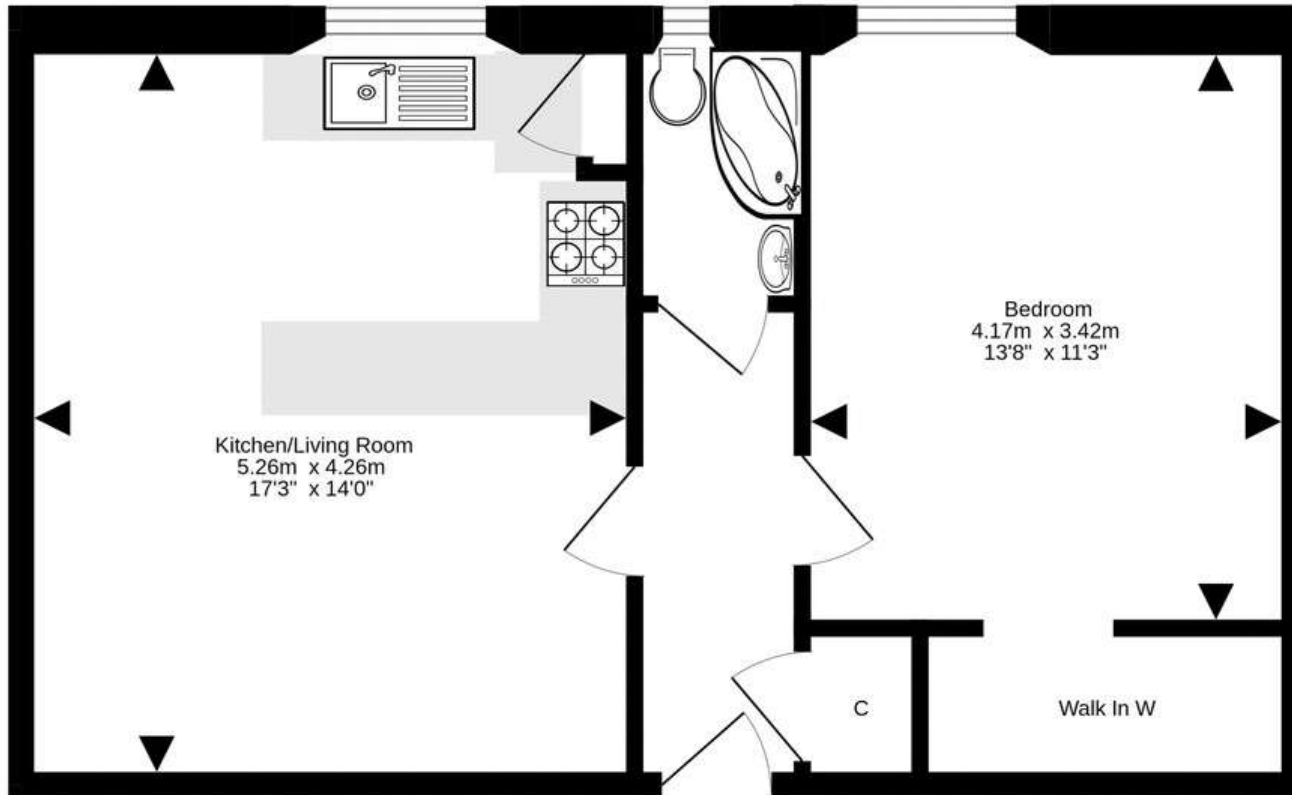
Extras

Included in the sale are the integrated kitchen appliances, white goods, floor and window coverings and fixtures & fittings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

