

**91/8 Morningside Road  
EDINBURGH EH10 4AY**

**Offers Over £280,000**

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units and white goods included in sale
- Two double bedrooms both with built in wardrobes
- Wet room fitted with two-piece suite and an electric walk in shower with seat
- Hallway with five storage cupboards
- Electric heating and double glazing throughout
- Overlooking gardens to the rear of building
- 24 Emergency call service
- Residents lounge with terrace
- Residents laundry room
- Residents parking



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2



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EPC D



## Retirement Flat

Blair Cadell are delighted to bring to market this bright and spacious two bedroom flat, with lift, within a well maintained retirement complex in the heart of Morningside. The property boasts use of a number of residents facilities including a laundry, car park, top floor residents lounge with roof terrace and management service as well as a superb range of local amenities on its doorstep.

The accommodation comprises of a large living/dining room perfect for hosting friends and family. Galley kitchen fitted with a range of floor and wall mounted units and fridge freezer and washing machine that are included in the sale (cooker not included in sale). There are two generous double bedrooms both with built in wardrobes offering plenty of useful storage space. A newly fitted wet room with a walk in electric shower and two-piece suite. Long hallway with five cupboards offering masses of storage space. Electric heating and double glazing throughout for maximum efficiency. Residents lounge with a fantastic terrace featuring stunning views to Braid Hills and beyond which hosts regular coffee mornings, meetings, parties and outings available. A great space for family parties. A 'guest room' with en-suite available to visitors out with the flat itself. Residents parking is also available. \*Please note: Residents must be at least 60 years old and be able to demonstrate that they can live independent lives, an interview will be required with the House Manager. No warranties given for the systems or appliances\*

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. There is a GP and dentists directly opposite, and pharmacy next door. Shopping facilities in the area include a Waitrose superstore next door, M&S food 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 which is round the corner, the Church hill 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**

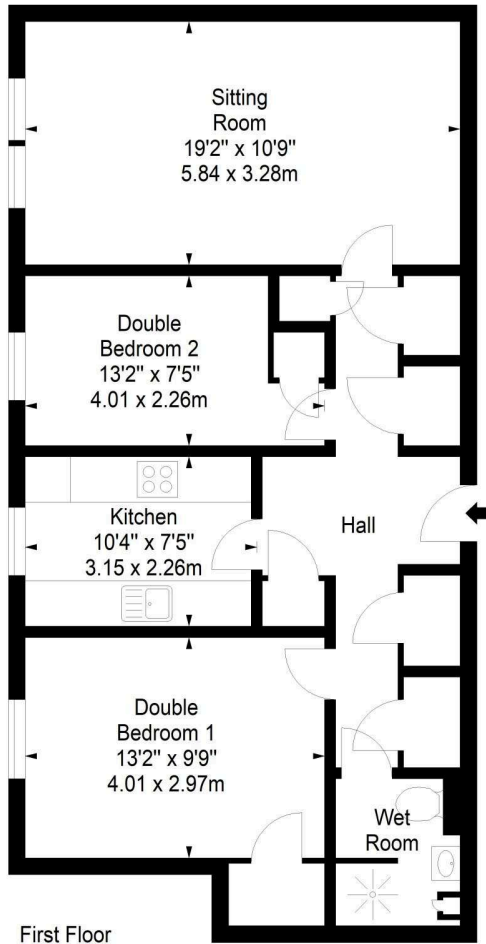




Morningside Road,  
Edinburgh,  
Midlothian, EH10 4AY



Approx. Gross Internal Area  
743 Sq Ft - 69.02 Sq M  
For identification only. Not to scale.  
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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](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

