










Offers Over
£365,000

191/2 Morningside Road

Morningside | Edinburgh | EH10 4QP

Superbly located in the heart of ever-popular Morningside, this exceptionally spacious first floor flat offers the perfect blend of period charm and contemporary style having been tastefully modernised by the present owner. It is offered for sale in move-in condition and would undoubtedly appeal professionals. Early viewing is strongly recommended.

-  2 Bedrooms
-  2 Public Rooms
- 1 Box Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

Forming part of a handsome traditional sandstone tenement, superbly placed for access to excellent amenities, this delightful property offers generously proportioned and impressive accommodation offering the ideal space for both relaxing and entertaining. A well-kept communal stair with secure entry leads to the first floor where the front door opens to a bright and impressive reception hallway with original wooden floors running through most rooms, ample storage cupboards and useful box room which could be used as an office. To the front of the home, a large and bright bay windowed reception room features a gas fireplace, ornate cornice and Edinburgh press. To the rear, the dining kitchen boasts a modern fitted kitchen with a range of wall and base units, Rangemaster cooker and integrated appliances including a dishwasher and fridge/freezer. There is excellent storage space with a walk-in pantry and a utility room with the washing machine included in the sale. There are two good sized double bedrooms and a stylish bathroom with three piece suite and shower over bath. Further benefits include gas central heating (boiler installed 2019) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen, Range Master cooker and washing machine.

Gardens & Parking

The property has access to a large and well-maintained communal garden and drying green to the rear of the building which is predominantly laid-to-lawn with attractive mature trees. Resident's zoned permit parking is available on street.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

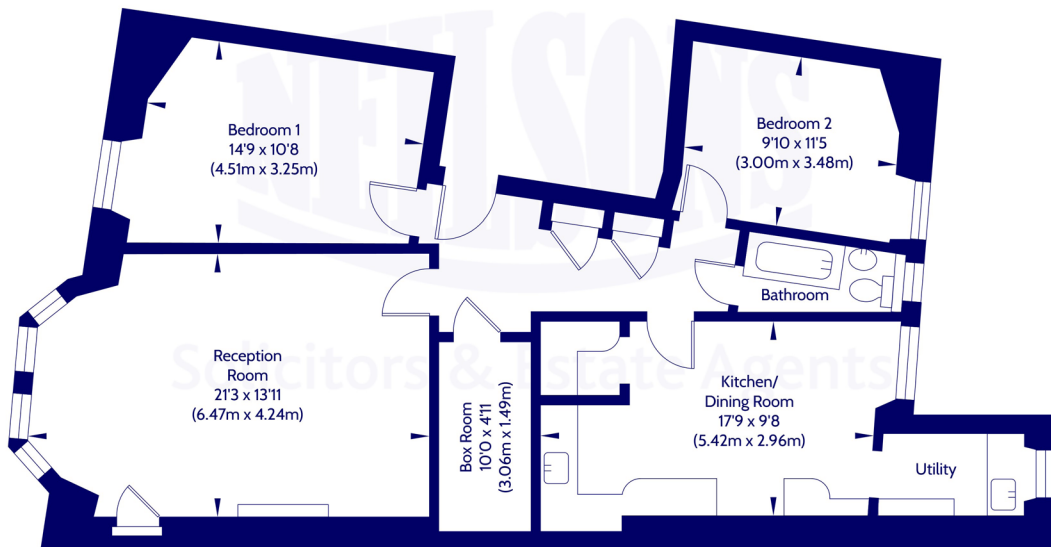
The desirable district of Morningside lies to the south of Edinburgh city centre, approximately 1.5 miles from Princes Street, and is one of the most popular and sought-after neighbourhoods in the city. A superb choice of parks and green spaces are available in the area, offering the perfect retreat 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 & Spencer 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.

First Floor

Approx. Internal Area 90.7 Sq M / 976 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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