



40 Morningside Park  
Morningside, Edinburgh, EH10 5HA

CALL US ON 0131 447 4747



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- Entrance porch.
- Reception hall with storage.
- Feature fireplace within reception hall.
- Shower room with WC (shower not currently working).
- Open access to sitting room with feature fireplace.
- Doors to Sunroom.
- Sunroom with doors to front garden.
- Dining kitchen with appliances.
- Doors to rear garden.
- Utility room.
- Double bedroom on garden level.
- Study.
- Stairs to upper level.
- Upper landing with storage.
- Fabulous bay windowed drawing room with feature fireplace.
- Two double bedrooms.
- Family bathroom with shower.
- Many original features.
- Gas central heating.
- Some secondary glazing.
- Extensive driveway to front.
- Private garden areas to front.
- Extensive garden at rear.
- Permit & metered parking in surrounding streets.



## GENERAL DESCRIPTION

A garden and ground floor flat, part of a converted Victorian villa, situated within the highly desirable Morningside district of the city perfectly positioned for access to a range of local amenities within walking distance and a short journey to the south of Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser.







## LOCATION

Morningside is a very prestigious area in the south of the city which offer a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for Bruntsfield & St Peters Primary Schools and Boroughmuir High School, while is only a few minutes' walk to George Watsons. There are superb amenities on your doorstep, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are also a good range of gyms/leisure facilities and golf courses 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 and Braidburn Valley Park. There is easy access both into town, via the numerous bus services from the main roads, and out of town to the city bypass and the motorway network beyond.

**EXTRAS:** ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS (WITH THE EXCEPTION OF THE CHANDELIER IN THE UPSTAIRS LIVING ROOM), CURTAINS, POLES AND BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, WASHING MACHINE, FRIDGE AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.



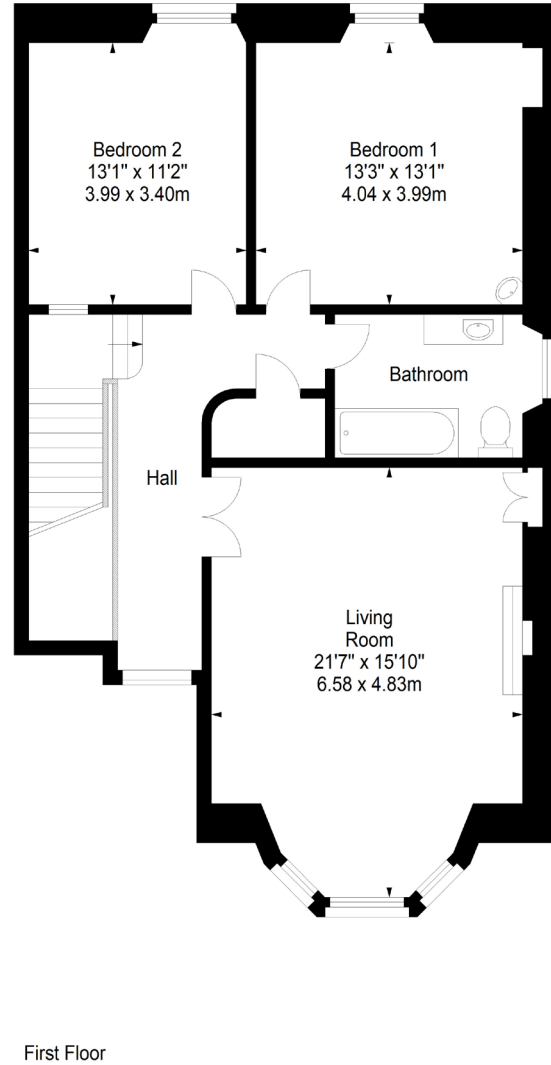
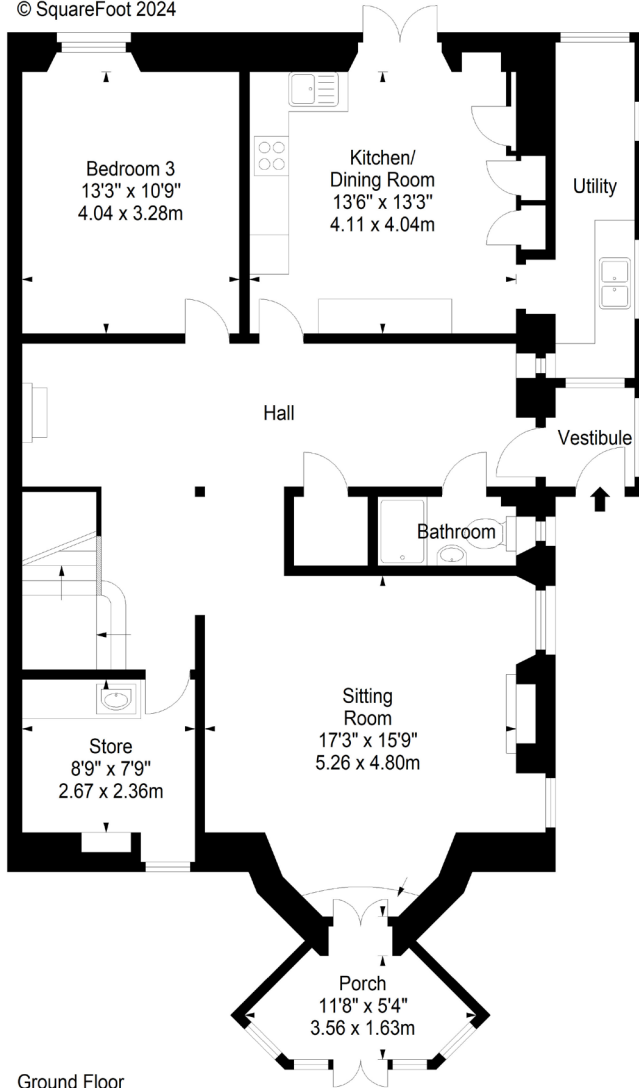
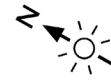
**COUNCIL TAX BAND:** G.  
**TRAIN STATION:** APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 11.2 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 200 METRES.



Morningside Park,  
Edinburgh,  
Midlothian, EH10 5HA



Approx. Gross Internal Area  
2163 Sq Ft - 200.94 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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