







This traditional main-door ground-floor apartment has been lovingly upgraded and renovated, boasting the best of both worlds with beautiful period features complemented by modern and stylish features. With spacious rooms enjoying high ceilings, the property includes a beautiful master bedroom and a box room/study which can easily fit a double bed. Externally, the property benefits from both front and rear private gardens, lovely and sunny spots to enjoy a morning coffee or family BBQ. It also has a highly desirable location in one of the capital's most sought-after postcodes. Viewings are highly encouraged to fully appreciate the quality of accommodation on offer within this immaculate home! Extras: integrated gas range cooker, integrated fridge/freezer, integrated dishwasher, and under-counter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- A stylish garden apartment
- Part of a traditional tenement building
- Situated in highly sought-after Morningside
- Sympathetic modern interiors
- Private main-door entrance
- Vestibule and central hall with WC
- Large living room with a bay window
- Chic kitchen/dining room and utility room
- Double bedroom with built-in wardrobe
- Versatile box room/study
- Quality bathroom with four-piece suite
- Well-kept, private front and rear gardens
- Controlled permit parking (Zone S2)













"A STYLISH AND SPACIOUS  
MAIN-DOOR APARTMENT  
FORMING PART OF A  
TRADITIONAL BUILDING IN  
PRESTIGIOUS  
MORNINGSIDE"









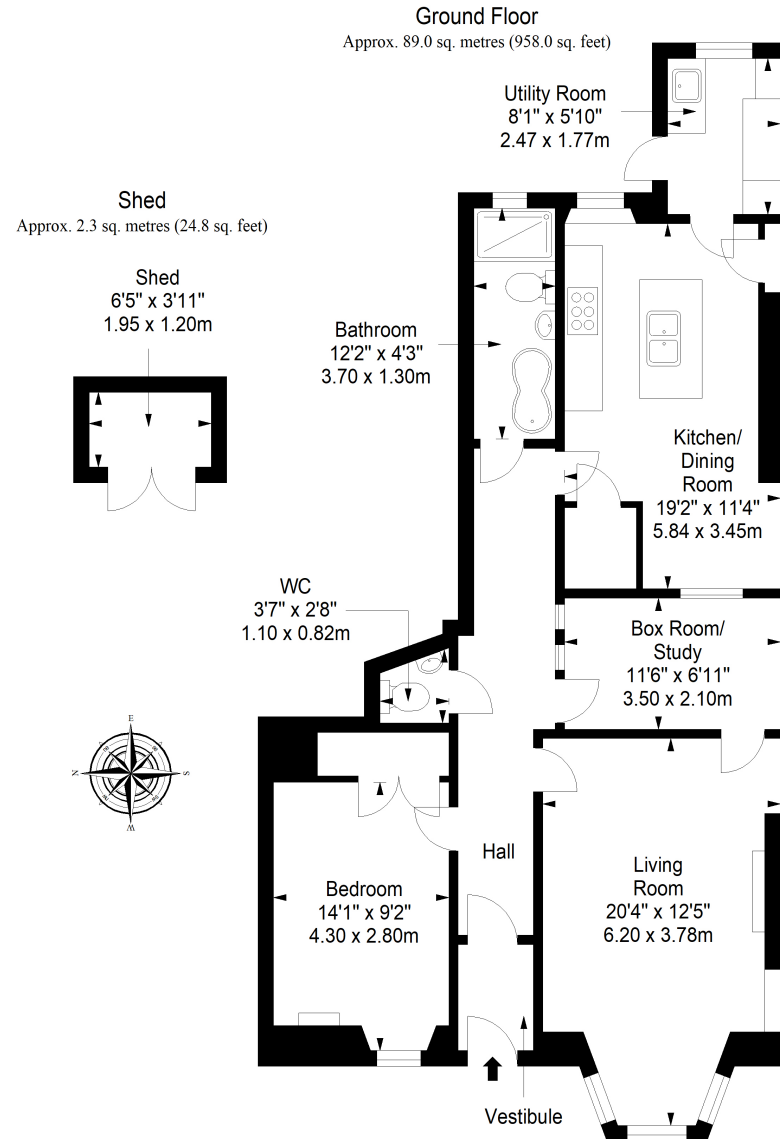
EPC RATING:

D

COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 91.3 sq. metres (982.8 sq. feet)





GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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