



39 Cluny Gardens

MORNINGSIDE | EDINBURGH | EH10 6BL



MURRAY
BEITH
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39 Cluny Gardens is an impressive, Victorian, semi-detached house with well-proportioned rooms and extremely versatile accommodation. The property retains many original features as well as being extremely well-presented and benefits from beautiful gardens, double garage and ample off-street parking.

GROUND FLOOR: Entrance vestibule; welcoming hall with storage cupboard; bright, south facing sitting room with timber mantel piece and bay window with views to the front of the property; modern kitchen / breakfast room with floor-standing and wall mounted units, integrated appliances, shelved larder and ample space for a table and chairs; formal dining room with carved timber mantel piece and real flame gas fire; double bedroom 4 / office; utility room with WC; guest WC and cloak room.

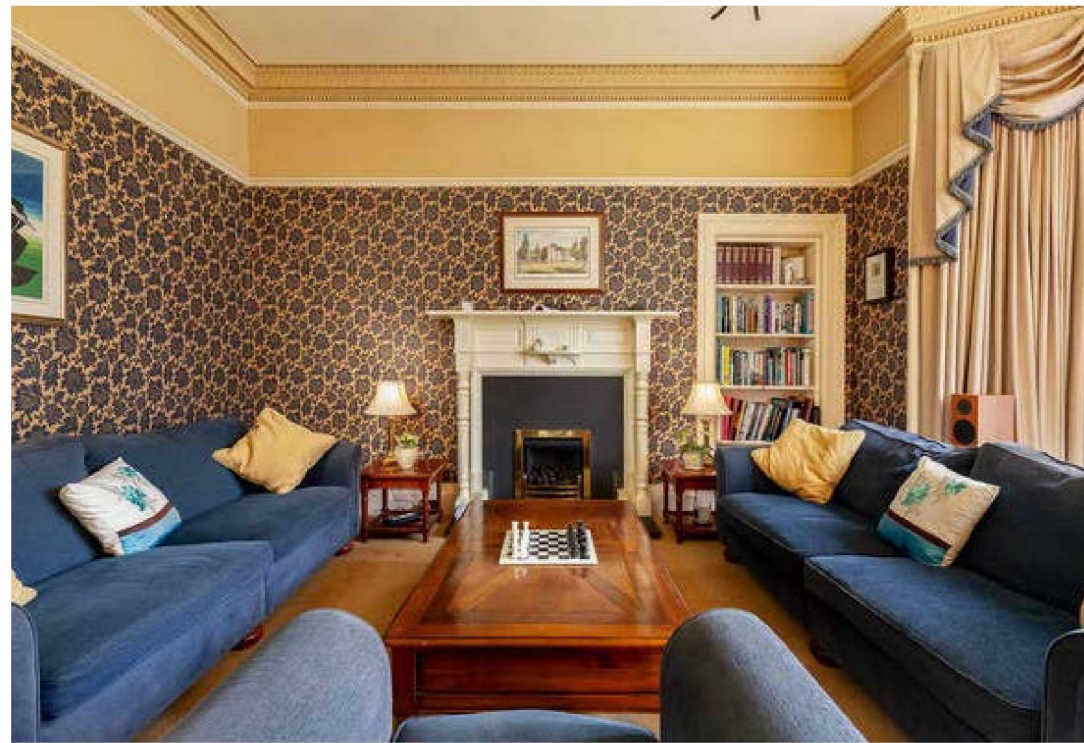
FIRST FLOOR: Drawing room with bay window and timber mantel piece with real flame gas fire; generous principal bedroom with ensuite shower room; double bedroom 2; double bedroom 3; shower room with white three-piece suite. Accessed from the kitchen is another bedroom / study.

SECOND FLOOR: Double bedroom 5; double bedroom 6; family room / playroom; bathroom with white 3-piece suite comprising wash hand basin, bath and separate shower cubicle; separate WC.

South facing front garden with lawn and mature beds. Stunning enclosed rear garden with three sunny patios, lawn, mature borders and vegetable patch. The Summer House is included in the sale.

Double garage with electric up-and-over door and ample off-street parking.

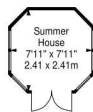
All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". Integrated appliances include hob, oven, combi microwave and fridge, which together with the washing machine and fridge freezer in the utility room are all included in the sale.





Cluny Gardens,
Edinburgh,
Midlothian, EH10 6BL

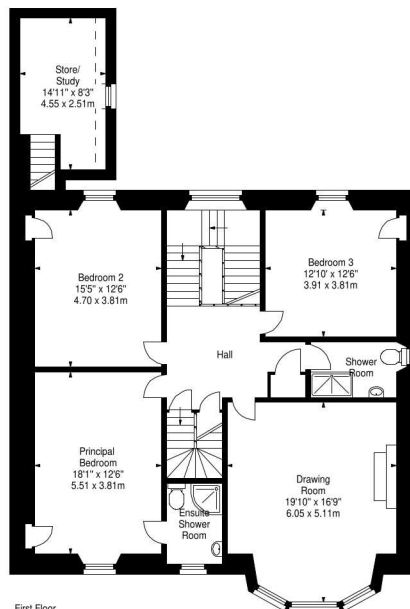
SquareFoot
Approx. Gross Internal Area
3767 Sq Ft - 349.95 Sq M
Double Garage & Summer House
Approx. Gross Internal Area
404 Sq Ft - 37.53 Sq M
For identification only. Not to scale.
© SquareFoot 2024.



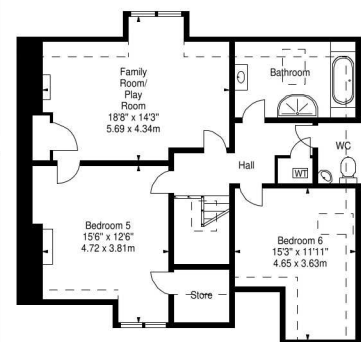
Ground Floor



Ground Floor



First Floor



Second Floor

Location

Morningside is one of Edinburgh's most sought-after residential areas, situated to the south of the city centre. A wide range of excellent amenities is available locally, including both a Waitrose and Marks and Spencer Simply Food, as well as a great selection of restaurants, bistros, bars and deli cafes, and numerous boutique shops. The property is within the catchment area of the new Canaan Lane Primary School and Boroughmuir High School. Other pre-school, primary and secondary schooling options are available nearby, including George Watson's College, George Heriot's School and Merchiston Castle School. There are excellent leisure facilities close by with the Galleon Swimming and Fitness Centre and the Hermitage of Braid and Blackford hills providing delightful walks, as well as numerous public and private golf courses and the Braid Tennis Club. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre is easily accessible, with numerous bus connections available from Cluny Gardens and Morningside Road, and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's international airport.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.