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Offers Over
£335,000

14 2F1 Morrison Street

West End | Edinburgh | EH3 8BJ

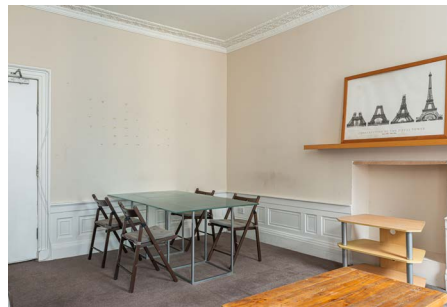
Exceptionally spacious second floor flat forming part of a handsome C listed building within the conservation area of Edinburgh's West End. Close to an array of local amenities, the property is sure to appeal to a wide variety of buyers.

-  3 Bedrooms Plus Box Room
-  1 Public Room
-  1 Bathroom
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation within the property offers a blend of classic charm and modern convenience, designed to cater to various lifestyle needs. Upon entering, you are welcomed by a spacious hallway that sets a grand tone with its striking feature archway. The hallway leads into a large, dual front-facing reception room, characterized by its expansive windows that allow ample natural light to flood in. This room is versatile, offering plenty of space for both relaxation and dining, and is enhanced by the presence of original cornice work that adds a touch of historical elegance. Adjacent to the reception room is the classic fitted kitchen. It is well-appointed with a comprehensive range of wall and base units providing abundant storage options. The kitchen is further complemented by tiling in the splash areas. The principal bedroom is generously sized and retains its original cornice work, a nod to the property's period features. It also includes an Edinburgh press cupboard, a traditional storage solution that adds character and functionality. This room is a serene retreat, perfect for unwinding. Towards the rear of the property, you will find two additional double bedrooms. These rooms are well-proportioned and decorated in neutral tones, offering a calm and leafy aspect, ideal for rest and relaxation. The neutral décor provides a blank canvas for personal touches. Off the hallway, there is an internal box room. This versatile space offers excellent storage options and can also serve as a home office or study, catering to the needs of those who work from home or require a dedicated space for hobbies or study. The modern shower room is designed with both style and functionality in mind. It features full-height tiling and acrylic wet wall panels, creating a sleek and easy-to-maintain environment. The crisp white two-piece suite includes a walk-in cubicle equipped with a thermostatic shower



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Garden

The property also benefits from communal garden grounds located at the rear. These garden areas provide a shared outdoor space for residents, offering a pleasant and green environment for relaxation and socializing. The garden is enclosed by a sturdy masonry boundary wall, ensuring privacy and security while enhancing the overall aesthetic appeal of the outdoor space.

Viewing

Please contact Neilsons on 0131 625 2222.



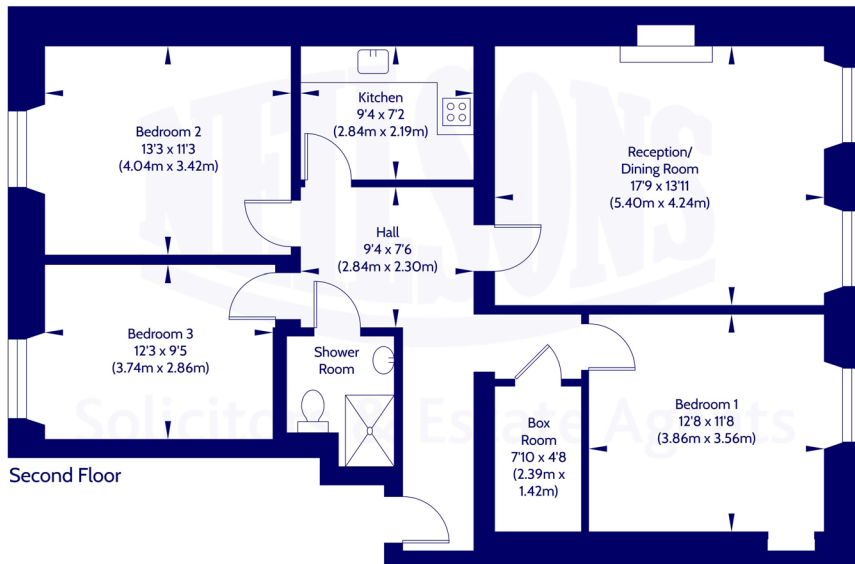


Location

The West End of Edinburgh is a vibrant and affluent area known for its elegant architecture, cultural attractions, and upscale amenities. Princes Street, one of the main thoroughfares, runs along the southern edge of the West End and is famous for its high-end shopping and stunning views of the Edinburgh Castle. George Street, parallel to Princes Street, is another bustling hub with upscale boutiques, trendy restaurants, and chic bars. The West End is also home to several cultural institutions, including art galleries, theaters, and concert venues. The Usher Hall, a prominent concert hall, regularly hosts classical concerts and other performances. The Scottish National Gallery, located in the nearby Princes Street Gardens, showcases an impressive collection of fine art. In addition to its cultural and architectural appeal, the West End offers a variety of dining options, ranging from fine dining establishments to cozy cafes. The area exudes a sophisticated ambiance and is often frequented by locals and visitors alike seeking a taste of Edinburgh's refined lifestyle.



Approx. Gross Internal Floor Area 96 Sq M / 1033 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

